Regular Town Council Meeting

July 21, 2025
6:00 PM
Town Council Chambers
Chair: Arne Jorgensen

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

I. ZOOM LINK FOR PUBLIC PARTICIPATION

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

To join, click link or copy it to your browser: https://us02web.zoom.us/j/86703285565?pwd=qn8hyjLIL2KGchb2SLt14fvYBKFrmD.1

Or join at zoom.com with Webinar ID: **867 0328 5565** and Password: **83001** or by phone: **+1 719 359 4580**

II. OPENING

A. Call to Order and Roll Call

B. Pledge of Allegiance

C. Land Acknowledgement

D. Announcements/Proclamations

1. Introduction of Shelly Wilson, Deputy Treasurer
2. Proclamation Recognizing the Cowboy Trades Association

III. PUBLIC COMMENT

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

A. Silver Star Communications

IV. CONSENT CALENDAR

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

A. Meeting Minutes

1. July 7, 2025 Regular Town Council Meeting

B. Disbursements

C. Contracts

1. Contract with UCM Digital Health Inc. (UCM)
2. Contract with HUB International Mountain States Limited
3. Engagement Letter with Jones Simkins LLC
4. Contract with Allegiance Benefit Plan Management, Inc.

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

5. Letter Agreement with Canyon's Fund, LLC
6. Amended and Restated Declaration of Parking and Improvements Easement for 645 S. Cache St.
7. Lease Agreement with Variable-Hour Transit Operator
8. Lease Agreement with Full-Time Transit Operator
9. Contract with ICLEI USA and the Coalition for Green Capital
10. Vehicle Storage Lease Agreement with Jackson Downtowner, LLC

D. June Municipal Court Report

E. State Legislative Advisor Contract (Susan Scarlata)

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

A. Administration

1. Emergency Ordinance 1442: An Ordinance Temporarily Regulating Lawn Watering (Tyler Sinclair)

B. External Affairs

1. Sustainable Strategies Grant Consultants: Services Agreement & Potential Travel (Susan Scarlata)

C. Internal Services

1. Application for New Restaurant Liquor License for JH Burrito LLC at 25 S. Glenwood (Lynsey Lenamond) - *This application was withdrawn.*
2. Application for New Restaurant Liquor License for Wyoming Masala N Curry Inc. at 22 N. Cache St. Suite #1 (Lynsey Lenamond)

D. Planning & Building

1. Three Development Plans for Lots 53, 57, & 58 within the Snow King Master Plan (P24-168, P24-174 & P24-175) (Tyler Valentine)
2. Sketch Plan for a New +/-80,000 sf Justice Center at 180 S. King Street (P25-019) (Tyler Valentine)

VI. RESOLUTIONS

A. Resolution 25-18: Fee Schedule (Lynsey Lenamond)

VII. ORDINANCES

A. Ordinance Y: An Ordinance Granting a Franchise to CenturyLink (Third Reading, to be designated Ordinance 1443)

B. Ordinance Z: An Ordinance Regarding Police Department Rules and Regulations (Roxanne Robinson, First Reading)

C. Ordinance A: An Ordinance Granting a Franchise to RAD Curbside (Riley Hovorka, First Reading)

VIII. MATTERS FROM MAYOR AND COUNCIL

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A. Board and Commission Reports

B. Board of Examiners Reappointments

IX. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

X. ADJOURN

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

Pledge of Allegiance

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

Land Acknowledgement

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

Shelly Wilson – Deputy Treasurer :

Shelly Wilson was raised on a farm in Kansas. She went to K-State for Elementary Education and taught for 8 years. Shelly then got an opportunity to work in Accounting in the radio industry for 18 years and even had her own radio show called Community Connections. Shelly enjoys nature and is very excited to join the City of Jackson to experience everything the area has to offer.

PROCLAMATION RECOGNIZING THE COWBOY TRADES ASSOCIATION

WHEREAS, The Cowboy Trades Association began in Jackson Hole in 2023 when cowboy artists and supporting organizations met to discuss collaborating to help preserve the tradition of cowboy artisans and support for current artists; and

WHEREAS, the Cowboy Trades Association celebrates and supports cowboy artisans in the Northern Rockies; and

WHEREAS, these traditions include unique, functional arts and crafts of the American West, including saddle making, leatherwork, silversmithing and other arts and crafts; and

WHEREAS, Cowboy Trades Association offers hands-on workshops, mentorship programs, accredited learning opportunities, and educational experiences for people to learn directly from master craftsmen; and

WHEREAS, from July 31, 2025, to January 6, 2026, an exhibit showcasing handmade western art, crafts, and gear can be seen at the Jackson Hole History Museum; and

WHEREAS, traditional artisans contribute to keeping cowboy culture alive in Jackson and ensure the legacy continues.

NOW, THEREFORE, BE IT RESOLVED, that I, Arne Jorgensen, Mayor of the Town of Jackson, on behalf of Jackson's Town Council, recognize the work of the Cowboy Trades Association and express our appreciation for their efforts to preserve the heritage and legacy of cowboy arts in Jackson and the American West.

By: _____
Arne O. Jorgensen, Mayor

ATTEST: _____
Riley Hovorka, Town Clerk

Town of Jackson OAN Fiber Overbuild

2553500
2553503
2553505
2553506
2553507
2553508
2553509
2553515
2553517
2553518
2553519
2553520
2553521
2553524

Designed Structures
- Handhole
- Junction/Valve Box
- Dmark Post

Existing Structures
- DLC
- Distribution Hub
- Junction/Valve Box
- Central Office
- Handhole
- Pedestal

Designed Spans
- Fiber
- Fiber Drop
- Designed Conduit

Existing Spans
- Fiber, Buried
- Fiber, Aerial
- Copper, Buried
- Copper, Aerial
- Existing Conduit

WO # Boundaries
- 2553500 - Build 11
- 2553503
- 2553504 - Build 10
- 2553505 - Build 3
- 2553506 - Build 8
- 2553507 - Build 2
- 2553508 - Build 6
- 2553509 - Build 5
- 2553515 - Build 14
- 2553517 - Build 4
- 2553518 - Build 7
- 2553519 - Build 13
- 2553520 - Build 12
- 2553521 - Build 1
- 2553524 - Build 9

Teton County WY Parcels

N W E S

0 0.13 0.25 Miles

SILVER STAR

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

July 7, 2025 **JACKSON, WYOMING**

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

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

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, Floren Poliseo, Johnny Ziem, Paul Anthony, James Phillips, Katelyn Page, Michelle Weber, Susan Scarlata, Charlotte Frei, Shawn Stephens, Brian Lenz, Johnny Ziem, Tyler Valentine and Lynsey Lenamond.

The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen. Mayor Jorgensen called for a moment of silence in honor of Flo McCall.

Public Comment. Rick Howe made public comment regarding the Fourth of July parade.

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

A. **Meeting Minutes.** To approve meeting minutes from the June 16, 2025 Special Town Council Meeting and June 16, 2025 Regular Town Council Meeting.

B. **Disbursements.** To approve the disbursements as presented. 842-NCPERS GROUP WYOMING $80.00; ACE HARDWARE $1,655.41; ADVANCED NETWORK MANAGEMENT, INC. $550.00; AFLAC $1,647.35; ALDER ENVIRONMENTAL LLC $2,813.45; ALITA INDUSTRIES, INC $719.22; AMAZON $3,361.92; ANGEL ARMOR $7,993.16; ARMSCOR CARTRIDGE INCORPORATED $3,300.00; BEST BEST & KRIEGER $908.00; BIG R RANCH & HOME $11.96; BISON LUMBER $166.77; BRIGGS, ERIC L $56.06; CENTURYLINK $2,640.92; CHARGEPOINT, INC $3,620.00; CITY OF DRIGGS $3,125.54; COLEMAN, TATE $350.23; COMPUMERIC $78,477.00; CONRAD & BISCHOFF INC. $26,086.53; CONTROL SYSTEM TECHNOLOGY, INC. $2,835.00; CORE & MAIN LP $110,075.80; CROSSCUT TRAILS AND FORESTY LLC $121.00; CUMMINS SALES AND SERVICE $1,570.00; DEAN'S PEST CONTROL LLC $970.00; DECKER GLASS $90.51; DELL $1,648.00; DELTA DENTAL PLAN OF WYOMING $15,128.90; DEX IMAGING $558.70; DIVISION OF CHILD SUPPORT ENFORCEMENT $1,018.49; E.R. OFFICE EXPRESS $172.94; EDA LAND PLANNING $2,689.42; EKOS, INC $880.00; ELAN ONE CARD $35,331.65; ENERGY 1 $10,433.18; ENERGY LABORATORIES INC. $622.00; ENVIRONMENTAL RESOURCE ASSOC. $1,265.18; EXPOSURE SIGNS INC $2,035.00; FALL RIVER RURAL ELECTIC $54.12; FERGUSON ENTERPRISES, INC $211.73; FLEETPRIDE $588.59; FLOCK GROUP INC $136,603.18; FREEDOM MAILING SERVICE INC. $1,859.26; GARMIN USA $64.95; GELCO SUPPLY INC. $2,990.00; GET FUNKY LLC $19,636.00; GILLIG LLC $2,185.64; GOVERNMENT EXECUTIVE MEDIA GROUP $1,000.00; GRAND TARGHEE RESORT $89,966.00; HARMONY DESIGN, INC $3,545.00; HD FOWLER COMPANY $1,374.72; HDR ENGINEERING, INC $1,037.50; HIGH COUNTRY LINEN $1,538.45; HUB INTERNATIONAL $4,624.00; HUNT CONSTRUCTION INC $13,585.00; IDAHO STATE TAX COMMISSION $5,685.00; IDAHO TRAFFIC SAFETY, INC. $26,697.00; INEO SYSTRANS USA INC $3,750.00; INTERSTATE BATTERY $592.80; JACKSON CURBSIDE INC. $2,236.00; JACKSON DOWNTOWNER, LLC $94,974.23; JACKSON GROUP LOCKBOX $992.27; JACKSON HOLE COMMUNITY HOUSING $86,598.13; JACKSON HOLE NEWS & GUIDE $8,753.23; JACKSON LUMBER INC $279.00; JEBSEN, ALLEN $6,000.00; JORGENSEN ASSOCIATES, PC -$4,980.00; JP CONCRETE FINISHING, LLC $3,020.00; KGB PRODUCTIONS $19,700.00; LEGACY BUSINESS VENTURES LLC $795.00; LENAMOND, LYNSEY $77.40; LENOVO (UNITED STATES) INC. $14,691.57; LENZ, BRIAN $1,286.68; LEONARD PETROLEUM EQUIPMENT $2,559.71; LEPCO $138.75; LEVEL 3 COMMUNICATIONS, LLC $1,352.70; MATTHEWS, TONY $130.00; MD NURSERY & LANDSCAPING INC $271.74; MSC INDUSTRIAL SUPPLY CO $638.39; MURDOCH MEMORIALS $875.00; NAPA AUTO PARTS INC. $3,684.87; NASH, ALEXANDRA $300.00; NELSON ENGINEERING $31,410.00; ONE 22, INC. $45,000.00; ONE CALL OF WYOMING $529.20; PALAZZOLO, MICHAEL $77.83; PITTS, JASON $355.00; PITTS, SAMANTHA $77.83; POINT S REXBURG $3,438.64; PRISTINE EXTERIORS LLC $4,871.90; RENDEZVOUS INSURANCE INC. $159,921.25; RICH, SAMUEL $610.00; RUI INC. DBA VILLAGE GARDNER $1,105.42; SAFETY SUPPLY & SIGN CO., INC. $13,522.07; SAGE TRUCK DRIVING SCHOOLS $1,964.00; SEASONS HANDYWORKS AND PROPERTY SERVICES $1,180.50; SENIOR CENTER OF JACKSON HOLE $35,505.00; SHERVIN'S INDEPENDENT OIL $360.90; SHERWIN-WILLIAMS CO. $8,026.86; SILVER

CREEK SUPPLY $29.51; SMITH PSYCHOLOGICAL SERVICES $400.00; SMITH, PHILLIP $606.00; SNOW KING MOUNTAIN RESORT LLC $2,000.00; SPECTRUM $0.01; STANDARD INSURANCE COMPANY $11,087.10; STEP BACK LEADERSHIP CONSULTING LLC $25,000.00; STEPHENS, SHAWN $1,111.00; STEPHENS, TALON $77.83; STEVENSON, HUNTER $45.00; SUPOWIT, DEBORAH $120.00; SWEET SPIRITS PRESCHOOL & CHILDCARE $3,850.00; TETON COUNTY INTEGRATED SOLID WASTE/RECY $25.00; TETON COUNTY PUBLIC HEALTH $200.00; TETON COUNTY SCHOOL DISTRICT 1 $22,500.00; TETON COUNTY SHERIFF'S-JAIL $1,925.00; TETON MOTORS INC $480.43; TETON MOUNTAIN RANCH $6,212.50; TETON RENTAL CENTER $70.24; THE AFTERMARKET PARTS COMPANY, LLC $631.96; THE TIRE RACK, INC. $1,554.40; TMSC LLC $21,116.87; TOOLSON TELEPHONE, INC $7,907.15; TORONTO, MICHAEL $1,558.50; TRANSPORTATION MANAGEMENT & DESIGN INC $22,009.43; TUMBLEWEED CREATIVE ARTS $5,000.00; UHL, ANTHONY $68.00; USA BLUE BOOK $8.32; VERIZON WIRELESS $10,387.84; VISION SERVICE PLAN - (WY) $3,810.44; W.A.R.M. PROPERTY INSURANCE $382,910.10; WARE, JOHN $374.00; WATKINS, MARK $72.05; WEST FORK CONSTRUCTION $34,316.50; WESTERN STATE $3,088.20; WESTWOOD CURTIS $57,957.60; WHITE GLOVE CLEANING, INC. $5,189.58; WHITE, AMANDA $340.00; WRIGHT, JASON $233.49; WSP USA INC. $27,253.75; WY WORKERS' SAFETY & COMP $20,317.90; WYOMING DEPARTMENT OF TRANSPO $4.00; WYOMING FIRST AID & SAFETY $469.82; WYOMING PEACE OFFICERS ASSOCIATION $290.00; WYOMING SECRETARY OF STATE $10.00

C. **Encroachment Agreement at 725 Snow King Dr. (E25-0009).** To approve the encroachment as presented and direct staff to present an encroachment agreement for consideration by Town Council at a future meeting.

D. **Elk Refuge Sewer District Sewer Connection Request (E25-0109).** To approve the Elk Refuge Sewer District request for sewer collection and treatment services subject to the conditions of approval set forth in this staff report.

E. **Encroachment Agreement at 145 E. Broadway Ave. (E25-0112).** To approve the encroachment subject to the recommended conditions and direct staff to bring the Encroachment Agreement to Council for approval.

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

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

Potential Reconsideration of Vote on Revenue Alternatives Special Election November 4, 2025. Council held discussion. A motion was made by Alyson Spery and seconded by Kevin Regan to reconsider the vote on the motion to direct staff to prepare language for a Town-only lodging tax ballot for two pennies and coordinate with the County Clerk, and any other County elected offices as appropriate, to effectuate a special election therefore on November 4, 2025. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

The motion made by Jonathan Schechter and seconded by Alyson Spery during the regularly scheduled meeting on June 16, 2025 to direct staff to prepare language for a Town-only lodging tax ballot for two pennies and coordinate with the County Clerk, and any other County elected offices as appropriate, to effectuate a special election therefore on November 4, 2025 was back before Council. Council held discussion. There was no public comment. Mayor Jorgensen called for the vote. The vote showed all opposed. The motion failed.

June 16, 2025 Regular Town Council Workshop Minutes. Tyler Sinclair made staff comment. Council held discussion with staff. A motion was made by Alyson Spery and seconded by Jonathan Schechter to approve the minutes from the June 16, 2025 regular Town Council workshop with the amendment that a notation be made for Item III (C) on the agenda titled ‘Revenue Alternatives Special Election November 4, 2025’ that states in italics that the vote on this item was reconsidered at the July 7, 2025 meeting and the resulting vote on this item showed all opposed and the motion failed. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Contracts. Lea Colasuonno made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to approve, subject to minor changes by staff, the following:

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

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

Three Development Plans for Lots 53, 57, & 58 within the Snow King Master Plan (P24-168, P24-174 & P24-175). Tyler Valentine, Paul Anthony, Tyler Sinclair and Lea Colasuonno made staff comment. SR Mills, Joe Bongiorno and Austin Dupree made comment on behalf of the applicant. Council held discussion with staff and the applicant. The applicant asked for a continuation on Development Plans for Lots 53, 57 and 58 within the Snow King Master Plan (P24-168, P24-174 and P24-175). A motion was made by Devon Viehman and seconded by Jonathan Schechter to continue Development Plans P24-168, P24-174 and P24-175 to the July 21, 2025 Regular Town Council meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 7:57 pm and reconvened at 8:05 pm.

Sketch Plan and Conditional Use Permit for a 3-story Mixed Use Development at 50 S. Millward (P25-007 and P25-046). Katelyn Page and Paul Anthony made staff comment. Council held discussion with staff and the applicant. Shawn Gilbert and Amanda Mauceri made comment on behalf of the applicant. There was no public comment. A motion was made by Jonathan Schechter and seconded by Kevin Regan to continue Sketch Plan and Conditional Use Permit P25-007 and P25-046 to the August 4, 2025 Regular Town Council meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Resolution 25-17: A Resolution for TAP Grant Funding Application for Scott Lane/Maple Way Bicycle/Pedestrian/ADA Improvements. Brian Schilling made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Jonathan Schechter and seconded by Alyson Spery to approve Resolution 25-17 authorizing the Town of Jackson to submit a grant application to the WYDOT Transportation Alternatives Program for up to $1,000,000 in federal funds for the Scott Lane/Maple Way Bicycle/Pedestrian/ADA Improvements project. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

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

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

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

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

There was no public comment. A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve Ordinance W on third reading as presented and designate it Ordinance 1440. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

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

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

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

There was no public comment. A motion was made by Jonathan Schechter and seconded by Alyson Spery to approve Ordinance X on third reading as presented and designate it Ordinance 1441. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance Y. An Ordinance Granting a Franchise to CenturyLink.

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

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

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

Matters from Mayor and Council. Board and Commission Reports. Councilman Schechter gave an update from JHAir. Council discussed a potential ordinance to address yard waste and directed staff to put the item on the PI List. Council discussed ATVs and side-by-sides. A motion was made by Devon Viehman and seconded by Jonathan Schechter to direct the Town Manager or their designee to draft a brief Scoping Staff Report about the use and parking of UTVs in Jackson to be added to an agenda within 60 days. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Council discussed new State Statutes regarding concealed arms and DEI.

Town Manager's Report. Tyler Sinclair made staff comment. The Town Manager's report contained updates on Temporary Sign Permits for The Art Association and Teton Adaptive, Current Grant Applications, and Potential Education & Enforcement about 'No Dogs In Parks'. A motion was made by Devon Viehman and seconded by Jonathan Schechter to approve the Town Manager's Report without the 'No Dogs in Parks' item. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Kevin Regan to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 10:03 p.m.

TOWN OF JACKSON

_____

ATTEST: Arne O. Jorgensen, Mayor

_____

Lynsey Lenamond, Deputy Town Clerk

Minutes: ll. Publish JH News & Guide: July 16, 2025

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7692	3555 SOUTH PARK DRIVE	070925	REFUND OVER PAYMENT ON M	07/09/2025	195.11	.00	
Total 7692:					195.11	.00	
7523	A43 ARCHITECTURE	2507-0625	TOJ PUBLIC WORKS	06/30/2025	3,650.00	.00	
7523	A43 ARCHITECTURE	2508-0625	TOJ HALL	06/30/2025	412.50	.00	
7523	A43 ARCHITECTURE	2511-0625	155 E PEARL	06/30/2025	150.00	.00	
Total 7523:					4,212.50	.00	
51	ACE HARDWARE	901944	GROUNDING PLUG	04/01/2025	7.49	.00	
51	ACE HARDWARE	904740	KEY KRAFTER	04/28/2025	36.81	.00	
51	ACE HARDWARE	905209	SHOVEL FIBER ACE BROOM RA	05/01/2025	118.95	.00	
51	ACE HARDWARE	906065	FENDER WASH AND BOLT LAG	05/09/2025	8.47	.00	
51	ACE HARDWARE	907152	DRILL	05/18/2025	199.99	.00	
51	ACE HARDWARE	907830	RSTP SPRAY SAFETY	05/23/2025	40.36	.00	
51	ACE HARDWARE	907938	VINEGAR	05/24/2025	17.98	.00	
51	ACE HARDWARE	909093	WASHER NOZZLE	06/03/2025	41.97	.00	
51	ACE HARDWARE	909185	NYLON LOCK NUT	06/03/2025	.85	.00	
51	ACE HARDWARE	909318	STIHL CHAIN AND FILE	06/04/2025	31.98	.00	
51	ACE HARDWARE	909950	FOAM GREAT STUFF	06/09/2025	8.99	.00	
51	ACE HARDWARE	909994	O RINGS & LACQUER THINNER	06/10/2025	32.15	.00	
51	ACE HARDWARE	910089	FILTER	06/10/2025	7.99	.00	
51	ACE HARDWARE	910752	PAPER TOWELS	06/16/2025	19.98	.00	
51	ACE HARDWARE	911283	TUBE HEAT SHRINK	06/19/2025	37.96	.00	
51	ACE HARDWARE	911387	BK WT NUMBE SET	06/20/2025	10.98	.00	
51	ACE HARDWARE	911430	HOSE WASHER	06/20/2025	18.97	.00	
51	ACE HARDWARE	91146	BK WT NUMBER CREDIT	06/20/2025	3.02-	.00	
51	ACE HARDWARE	911857	CEMETN ALL PURPOSE	06/24/2025	60.95	.00	
51	ACE HARDWARE	911873	BLK SLY ADHV 1 PC	06/24/2025	112.09	.00	
51	ACE HARDWARE	911986	ADAPTER	06/25/2025	34.97-	.00	
51	ACE HARDWARE	912003	PACKING SHEET	06/25/2025	28.77	.00	
51	ACE HARDWARE	912053	BAG TRASH	06/26/2025	41.98	.00	
51	ACE HARDWARE	912205	GRAFITTI REMOVAL	06/27/2025	14.99	.00	
51	ACE HARDWARE	912221	AM BLK	06/27/2025	8.99	.00	
51	ACE HARDWARE	912226	BUNGEE CORD	06/27/2025	19.99	.00	
51	ACE HARDWARE	912427	WASP & HORNET KILLER	06/30/2025	10.98	.00	
51	ACE HARDWARE	912565	HAMMER DRILL	07/01/2025	389.99	.00	
51	ACE HARDWARE	912611	TAPE/CEMENT/CABLE TIES/TU	07/01/2025	39.95	.00	
51	ACE HARDWARE	912663	BLK SLV ADHV	07/01/2025	5.97	.00	
51	ACE HARDWARE	912674	SPRAY PAINT	07/01/2025	17.98	.00	
51	ACE HARDWARE	912685	SPRAY PAINT	07/01/2025	23.97	.00	
51	ACE HARDWARE	912810	SAW COPING	07/02/2025	23.48	.00	
51	ACE HARDWARE	912893	IMPACT DRIVE AND BATTERY P	07/03/2025	299.00	.00	
51	ACE HARDWARE	912966	DCK SCREW	07/03/2025	16.99	.00	
51	ACE HARDWARE	913131	PH F1 MS	07/07/2025	.94	.00	
51	ACE HARDWARE	913154	STIHL MOTOMIX	07/07/2025	167.96	.00	
51	ACE HARDWARE	92058	RESIPRATOR	06/26/2025	16.99	.00	
Total 51:					1,905.84	.00	
6861	ADVANCED NETWORK MANAG	IN105921	TIME AND MATERIAL	05/29/2025	1,100.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 6861:				1,100.00	.00	
6900	ALDER ENVIRONMENTAL LLC	4870	MITIGATION & PROJECT MANA	06/25/2025	4,869.62	.00	
	Total 6900:				4,869.62	.00	
6524	ALPHAGRAPHICS	JX-475671	tablecloth	07/10/2025	350.17	.00	
	Total 6524:				350.17	.00	
5726	AMAZON	112-4309305-4	PULSATOR FOR WASHER	05/03/2025	88.37	.00	
5726	AMAZON	11HK-MYHV-M	ELITE SCREENS	07/03/2025	463.00	.00	
5726	AMAZON	11HK-MYHV-M	ELITE SCREENS	07/03/2025	1,000.00	.00	
5726	AMAZON	13VR-13CW-3	credit	11/05/2024	49.49-	.00	
5726	AMAZON	16GF-F46Q-Q	WOMENS UPF 50 HOODIE	06/28/2025	55.96	.00	
5726	AMAZON	16JW-XPJL-PJ	APPLE AIRPODS	06/28/2025	169.00	.00	
5726	AMAZON	16YR-K4D1-16	NAPKINS	07/10/2025	15.18	.00	
5726	AMAZON	1HKP-PH1C-D	DISPLAY RAIL	06/30/2025	26.54	.00	
5726	AMAZON	1HKV-FVD7-16	MILK REPLACER POWDER	06/10/2025	123.46	.00	
5726	AMAZON	1NJF-DWNR-M	PULSATOR FOR WASHER	06/05/2025	88.37-	.00	
5726	AMAZON	1VKM-XG9X-H	TONER CARTRIDGES	07/09/2025	397.00	.00	
	Total 5726:				2,200.65	.00	
1159	AMERICAN PUBLIC WORKS AS	06172025	MEMBERSHIP DUES	06/17/2025	429.66	.00	
1159	AMERICAN PUBLIC WORKS AS	06172025	MEMBERSHIP DUES	06/17/2025	.90	.00	
1159	AMERICAN PUBLIC WORKS AS	06172025	MEMBERSHIP DUES	06/17/2025	429.66	.00	
1159	AMERICAN PUBLIC WORKS AS	06172025	MEMBERSHIP DUES	06/17/2025	71.66	.00	
1159	AMERICAN PUBLIC WORKS AS	06172025	MEMBERSHIP DUES	06/17/2025	429.66	.00	
1159	AMERICAN PUBLIC WORKS AS	06172025	MEMBERSHIP DUES	06/17/2025	286.64	.00	
1159	AMERICAN PUBLIC WORKS AS	06172025	MEMBERSHIP DUES	06/17/2025	214.98	.00	
	Total 1159:				1,863.16	.00	
7618	Arila, Odalis	6/30/25	EQUITY TASK FORCE	06/30/2025	2,250.00	.00	
	Total 7618:				2,250.00	.00	
7027	ARISTORENAS, MARIA	6/30/25	EQUITY TASK FORCE	06/30/2025	2,250.00	.00	
	Total 7027:				2,250.00	.00	
1783	AT&T	287279795460	WIRELESS	06/19/2025	273.72	.00	
	Total 1783:				273.72	.00	
7028	BADILLO, MARCELA	6/30/25	EQUITY TASK FORCE	06/30/2025	2,100.00	.00	
7028	BADILLO, MARCELA	6/30/25	EQUITY TASK FORCE	06/30/2025	2,250.00	.00	
	Total 7028:				4,350.00	.00	
1560	BLUE SPRUCE CLEANERS,INC	063025	DRY CLEANING	06/30/2025	31.50	.00	
1560	BLUE SPRUCE CLEANERS,INC	6/12/25-6/26/2	DRY CLEANING	07/01/2025	403.49	.00	
	Total 1560:				434.99	.00	
6244	BLUE360 MEDIA, LLC	IN2507263601	WYOMING CRIMINAL AND TRAF	07/08/2025	772.52	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 6244:				772.52	.00	
7394	BOLAND, ANITA	80125	350 N Millward - August Rent	08/01/2025	2,263.80	.00	
	Total 7394:				2,263.80	.00	
7699	Brown, David M.	63025	ORIENTATION TO ADD P ENDO	06/30/2025	620.00	.00	
	Total 7699:				620.00	.00	
7697	BURKE, MARTIN	063025	REIMBURSEMENT FOR TRAVEL	06/30/2025	1,556.35	.00	
	Total 7697:				1,556.35	.00	
7077	BURKHOLDER, SHAWN	80125	130 E Kelly ♦ August Rent	08/01/2025	2,039.63	.00	
	Total 7077:				2,039.63	.00	
102	CASELLE INC.	070125	JULY SUPPORT	07/01/2025	2,213.00	.00	
102	CASELLE INC.	INV-08898	CONTRACT SUPPORT	07/01/2025	2,338.00	.00	
	Total 102:				4,551.00	.00	
5138	CBT NUGGETS, LLC	10288727	YEARLY SUBSCRIPTIONS	07/01/2025	2,396.00	.00	
	Total 5138:				2,396.00	.00	
544	CENTURYLINK	333897059 JU	Monthly bill for account 33389705	06/07/2025	4,877.96	.00	
	Total 544:				4,877.96	.00	
7690	CLASSY THREADS	87080	LETTERS EMBROIDERY	07/09/2025	150.00	.00	
	Total 7690:				150.00	.00	
7693	ClearGov Inc	2025-16787	SUBSCRIPTION FOR BUDGETI	07/01/2025	23,920.00	.00	
	Total 7693:				23,920.00	.00	
6114	CLIMB WYOMING	063025	APRIL-JUNE 2025	06/30/2025	1,531.25	.00	
	Total 6114:				1,531.25	.00	
605	CNA SURETY	58177209 0725	SURETY BOND	07/01/2025	1,047.50	.00	
	Total 605:				1,047.50	.00	
514	CONRAD & BISCHOFF INC.	IN-753524-25	DEF BULK	06/24/2025	695.13	.00	
514	CONRAD & BISCHOFF INC.	IN-758124-25	FUEL	06/26/2025	29,467.39	.00	
	Total 514:				30,162.52	.00	
4887	CONTROL SYSTEM TECHNOLO	11604	TROUBLESHOOTING SERVER	07/01/2025	1,200.00	.00	
	Total 4887:				1,200.00	.00	
7500	CONWAY, LARS	80125	145 Moose - August Rent	08/01/2025	2,500.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 7500:				2,500.00	.00	
7663	COOK GRADING AND PAVING, L	25-06	ANNUAL STREETS	06/30/2025	35,806.99	.00	
	Total 7663:				35,806.99	.00	
6829	DARKTRACE HOLDINGS LIMITE	DTGBR01_100	SUBSCRIPTION BUNDLE 7/1/25-	07/07/2025	86,632.00	.00	
	Total 6829:				86,632.00	.00	
7111	DAWSON INFRASTRUCTURE S	SO05157	HOSES, FUEL TANK, RUBBER S	06/03/2025	2,460.88	.00	
	Total 7111:				2,460.88	.00	
7030	DAY, JEAN	6/30/25	EQUITY TASK FORCE	06/30/2025	2,250.00	.00	
	Total 7030:				2,250.00	.00	
4918	DEAN'S PEST CONTROL LLC	101754	SMALL RODENT CONTROL	06/10/2025	110.00	.00	
4918	DEAN'S PEST CONTROL LLC	102141	RODEN CONTROL	06/13/2025	60.00	.00	
4918	DEAN'S PEST CONTROL LLC	102170	RODENT CONTROL'	06/27/2025	100.00	.00	
	Total 4918:				270.00	.00	
148	DELL	10822919970	VLA ADOBE PRO	07/01/2025	18,455.71	.00	
	Total 148:				18,455.71	.00	
6883	DIVISION OF CHILD SUPPORT	071125	DCSE CASE #0005405448	07/11/2025	509.23	509.23	07/10/2025
	Total 6883:				509.23	509.23	
2175	DIVISION OF VICTIM SERVICES	CASE 25-01-00	Crime Victim SurchAGE	07/02/2025	150.00	.00	
	Total 2175:				150.00	.00	
6939	DYNAMIC CONTROLS, LLC	39745	GALLAGHER CARDS FOR PD	06/19/2025	1,659.00	.00	
	Total 6939:				1,659.00	.00	
3408	E.R. OFFICE EXPRESS	23096	OFFICE SUPPLIES	02/06/2025	27.78	.00	
3408	E.R. OFFICE EXPRESS	23253	COPY PAPER	04/18/2025	90.77	.00	
3408	E.R. OFFICE EXPRESS	23329	Office Supplies	06/05/2025	1,013.08	.00	
3408	E.R. OFFICE EXPRESS	23361	Office Supplies	06/26/2025	49.30	.00	
3408	E.R. OFFICE EXPRESS	23373	office supplies	06/26/2025	193.60	.00	
	Total 3408:				1,374.53	.00	
5223	ENERGY CONSERVATION WOR	TOJ FY25	SOCIAL SERVICES CONTRACT	06/23/2025	8,750.00	.00	
	Total 5223:				8,750.00	.00	
1134	ENERGY LABORATORIES INC.	717191	PHOSPHORUS	06/27/2025	183.00	.00	
1134	ENERGY LABORATORIES INC.	717273	OIL & GAS	06/30/2025	172.00	.00	
	Total 1134:				355.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1634	ENTENMANN-ROVIN CO	186781-IN	PACKAGE INSURANCE	03/10/2025	288.50	.00	
Total 1634:					288.50	.00	
6753	ESRI, INC	900034759	ARC GIS ONLINE CREATOR SU	06/06/2025	700.00	.00	
Total 6753:					700.00	.00	
6552	ETNA TRADE PARK LLC	80125	Star Valley Bus Storage - August	08/01/2025	4,062.00	.00	
Total 6552:					4,062.00	.00	
81	EVANS CONSTRUCTION INC	256377	4000 PC COMMERCIAL	06/20/2025	597.38	.00	
81	EVANS CONSTRUCTION INC	256531	ASPHALT	06/25/2025	212.52	.00	
81	EVANS CONSTRUCTION INC	256607	ROAD BASE "H"	06/26/2025	323.40	.00	
Total 81:					1,133.30	.00	
7608	EWERT, STEFANI	6/30/25	EQUITY TASK FORCE	06/30/2025	2,250.00	.00	
Total 7608:					2,250.00	.00	
3195	FERGUSON ENTERPRISES, IN	3817014	REP kit	06/30/2025	35.58	.00	
Total 3195:					35.58	.00	
4709	FLEETPRIDE	126743064	SEAL LOK	06/24/2025	543.76	.00	
4709	FLEETPRIDE	126870925	MALE O RING	06/30/2025	237.90	.00	
Total 4709:					781.66	.00	
4212	GILLIG LLC	41308317	LAMP	06/15/2025	68.88	.00	
4212	GILLIG LLC	41321780	AIR SPRING REAR SUSPENSIO	06/23/2025	1,998.96	.00	
4212	GILLIG LLC	41323345	SWITCH	06/26/2025	589.36	.00	
4212	GILLIG LLC	41323857	BLOTS	06/27/2025	3.60	.00	
Total 4212:					2,660.80	.00	
1609	GRAINGER	9546724510	MALE NOT 45 ELBOW	06/19/2025	72.64	.00	
Total 1609:					72.64	.00	
6794	GRANICUS, LLC	206508	SMARTGOV ENTERPRISE, BLU	07/01/2025	21,273.40	.00	
Total 6794:					21,273.40	.00	
7497	GRIFFITH PARTNERSHIP LLC	80125	126 Aspen Dr - August Rent	08/01/2025	1,600.00	.00	
Total 7497:					1,600.00	.00	
4988	HD FOWLER COMPANY	17041659	ELBOW & RING GASKET	06/18/2025	1,062.78	.00	
4988	HD FOWLER COMPANY	I7039145	DRILLING MACHINES	06/17/2025	3,619.01	.00	
4988	HD FOWLER COMPANY	I7042088	GATE VALVE, BOLTS & NUTS	06/18/2025	3,339.68	.00	
4988	HD FOWLER COMPANY	I7049235	STRAP WITH NUTS	06/25/2025	649.16	.00	
Total 4988:					8,670.63	.00	
7031	HERNANDEZ, BRANDON	6/30/25	EQUITY TASK FORCE	06/30/2025	1,750.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7031:					1,750.00	.00	
96	HIGH COUNTRY LINEN	0512413	MATS, TOWELS AND DRY CLEA	06/26/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0512413	MATS, TOWELS AND DRY CLEA	06/26/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0512413	MATS, TOWELS AND DRY CLEA	06/26/2025	23.58	.00	
96	HIGH COUNTRY LINEN	0512413	MATS, TOWELS AND DRY CLEA	06/26/2025	15.75	.00	
96	HIGH COUNTRY LINEN	0512413	MATS, TOWELS AND DRY CLEA	06/26/2025	9.77	.00	
96	HIGH COUNTRY LINEN	0512413	MATS, TOWELS AND DRY CLEA	06/26/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0512413	MATS, TOWELS AND DRY CLEA	06/26/2025	15.53	.00	
96	HIGH COUNTRY LINEN	0512413	MATS, TOWELS AND DRY CLEA	06/26/2025	129.58	.00	
96	HIGH COUNTRY LINEN	0513095	MATS @ HOME RANCH	06/30/2025	11.17	.00	
96	HIGH COUNTRY LINEN	0513611	MATS @ ANIMAL SHELTER	07/02/2025	72.94	.00	
96	HIGH COUNTRY LINEN	0513743	MATS @ HOME RANCH	07/02/2025	308.79	.00	
96	HIGH COUNTRY LINEN	146	LAUNDRY	06/30/2025	86.44	.00	
Total 96:					700.15	.00	
7064	HUB INTERNATIONAL	4149543	ANNUAL CONSULTING	07/01/2025	12,000.00	.00	
Total 7064:					12,000.00	.00	
503	HUNT CONSTRUCTION INC	22822	DUSTGARD & APPLICATION	06/30/2025	1,640.00	.00	
503	HUNT CONSTRUCTION INC	22823	DUSTGARD & APPLICATION	06/29/2025	2,190.00	.00	
Total 503:					3,830.00	.00	
3323	IDAHO TRAFFIC SAFETY, INC.	196991	ROAD STRIPING	06/30/2025	59,357.70	.00	
Total 3323:					59,357.70	.00	
6720	IMMIGRANT HOPE	7/9/25	STAFF PAY, SOFTWARE & MAILI	07/09/2025	2,000.00	.00	
Total 6720:					2,000.00	.00	
2640	INTERNAL REVENUE SERVICE	06302025	FY25 720 FORM PCORI EXCISE	06/30/2025	914.48	.00	
2640	INTERNAL REVENUE SERVICE	063025	720 TAXES	06/30/2025	914.48	.00	
Total 2640:					1,828.96	.00	
106	INTERSTATE BATTERY	950006221	BATTERIES	06/30/2025	383.85	.00	
Total 106:					383.85	.00	
6954	IVY OUTDOOR SERVICES LLC	0000145	JUNE BEAR CANS	06/30/2025	16,425.00	.00	
6954	IVY OUTDOOR SERVICES LLC	146	TRASH	06/30/2025	2,282.00	.00	
Total 6954:					18,707.00	.00	
6474	JACKSON HOLE LAW, PC	2595	JUNE SERVICES	06/30/2025	3,505.00	.00	
Total 6474:					3,505.00	.00	
131	JACKSON HOLE NEWS & GUID	378397	ADVERTISING	06/18/2025	401.00	.00	
131	JACKSON HOLE NEWS & GUID	378573	ADVERTISING	06/25/2025	401.00	.00	
131	JACKSON HOLE NEWS & GUID	378766	ADVERTISING	06/30/2025	722.79	.00	
131	JACKSON HOLE NEWS & GUID	378766	ADVERTISING	06/30/2025	2,409.29	.00	
131	JACKSON HOLE NEWS & GUID	378967	AD 439205	07/02/2025	896.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
131	JACKSON HOLE NEWS & GUID	379085	AD 439266	07/02/2025	40.00	.00	
131	JACKSON HOLE NEWS & GUID	379237	ADVERTISING	07/09/2025	30.00	.00	
131	JACKSON HOLE NEWS & GUID	438496	AD438496	07/10/2025	1,584.00	.00	
131	JACKSON HOLE NEWS & GUID	438496	AD 438496	07/10/2025	792.00	.00	
Total 131:					7,276.08	.00	
123	JIM & GREG THE LOCKSMITHS	51485	KEYs	06/27/2025	30.00	.00	
Total 123:					30.00	.00	
139	JORGENSEN ASSOCIATES, PC	56519	GREGORY LANE	07/09/2025	19,825.05	.00	
139	JORGENSEN ASSOCIATES, PC	56519	GREGORY LANE	07/09/2025	19,825.06	.00	
139	JORGENSEN ASSOCIATES, PC	56519	GREGORY LANE	07/09/2025	19,825.06	.00	
Total 139:					59,475.17	.00	
5537	KEENAN, PETER	80125	Virginian 55-4 - August Rent	08/01/2025	2,357.50	.00	
Total 5537:					2,357.50	.00	
7112	KJ'S SERVICES INVESTMENTS	80125	Alpine - August Rent	08/01/2025	2,940.00	.00	
7112	KJ'S SERVICES INVESTMENTS	80125	Alpine - August Internet	08/01/2025	35.00	.00	
Total 7112:					2,975.00	.00	
2149	LEXISNEXIS MATTHEW BENDE	45861587	WY COURT RULES	06/17/2025	393.61	.00	
2149	LEXISNEXIS MATTHEW BENDE	45891184	WY STATS 2025	06/18/2025	472.36	.00	
Total 2149:					865.97	.00	
7603	LOGIK	20124	SUBSCRIPTION FOR BALANCIN	06/03/2025	7,500.00	.00	
Total 7603:					7,500.00	.00	
7695	LOGIK SYSTEMS, INC.	INV289204	SAAS STORAGE	07/01/2025	28,620.00	.00	
Total 7695:					28,620.00	.00	
156	LOWER VALLEY ENERGY INC	80125	355 W Deloney E5 - August Rent	08/01/2025	3,000.00	.00	
156	LOWER VALLEY ENERGY INC	92050-002 06-	3150 S ADAMS CANYON DR, JA	06/30/2025	187.46	187.46	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-003 06-	SPRUCE DR PUMP HOUSE, JA	06/30/2025	433.06	433.06	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-008 06-	CEMETERY, JACKSON, WY | 20	06/30/2025	22.13	22.13	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-010 06-	ELY SPRINGS RD WELL 6,7,8, J	06/30/2025	2,863.56	2,863.56	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-014 06-	135 E BROADWAY AVE HEAT TA	06/30/2025	19.83	19.83	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-017 06-	WASTE WATER TRTMT INTERM	06/30/2025	28.00	28.00	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-019 06-	RANGEVIEW DR LIFT PUMP CO	06/30/2025	65.00	65.00	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-021 06-	150 E PEARL AVE, JACKSON, W	06/30/2025	1,308.86	1,308.86	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-024 06-	1605 BERGER LN SEWER LIFT	06/30/2025	20.95	20.95	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-025 06-	450 W SNOW KING AVE NEW S	06/30/2025	465.83	465.83	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-026 06-	450 W SNOW KING AVE SHOP, J	06/30/2025	185.05	185.05	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-044 06-	610 SNOW KING DR ESTATES B	06/30/2025	264.49	264.49	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-047 06-	WASTE WATER TRTMT UV BLD	06/30/2025	38.00	38.00	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-049 06-	WASTE WATER TRTMT PTB 545	06/30/2025	13,187.81	13,187.81	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-050 06-	2 MG TANK, JACKSON, WY | 200	06/30/2025	20.00	20.00	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-051 06-	WELL #5 KARNS MEADOW DR,	06/30/2025	3,463.77	3,463.77	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-052 06-	675 E BROADWAY AVE WELL #1	06/30/2025	3,233.44	3,233.44	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-053 06-	WELLS #2 & #3, JACKSON, WY	06/30/2025	1,747.23	1,747.23	07/07/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-054 06-	CITY WELL ELK REF 1, JACKSO	06/30/2025	7.70	7.70	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-055 06-	CITY WELL ELK REF 2, JACKSO	06/30/2025	6.34	6.34	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-056 06-	CITY WELL ELK REF 3, JACKSO	06/30/2025	9.06	9.06	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-059 06-	440 W SNOW KING AVE POLICE	06/30/2025	13.14	13.14	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-060 06-	400 W SNOW KING AVE S GAR,	06/30/2025	44.44	44.44	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-061 06-	400 W SNOW KING AVE PUBLIC	06/30/2025	120.62	120.62	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-074 06-	CRABTREE LN THAW WELL #2,	06/30/2025	27.61	27.61	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-075 06-	HIGH SCHOOL RD THAW WELL	06/30/2025	137.18	137.18	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-077 06-	685 E HANSEN AVE, JACKSON,	06/30/2025	84.62	84.62	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-078 06-	145 W HANSEN AVE FRONT, JA	06/30/2025	131.18	131.18	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-079 06-	145 W HANSEN AVE BACK, JAC	06/30/2025	72.30	72.30	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-082 06-	400 W SNOW KING AVE E STOR	06/30/2025	44.44	44.44	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-089 06-	685 E HANSEN AVE, JACKSON,	06/30/2025	25.39	25.39	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-090 06-	955 MAPLE WAY, JACKSON, WY	06/30/2025	66.62	66.62	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-092 06-	3150 S ADAMS CANYON DR ANI	06/30/2025	104.09	104.09	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-102 06-	145 W HANSEN AVE FRONT, JA	06/30/2025	6.34	6.34	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-105-382	MULTIPLE STREET LIGHTS	06/30/2025	2,762.20	2,762.20	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-106 06-	940 SIMON LN, JACKSON, WY |	06/30/2025	97.86	97.86	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-114 06-3	210 N CACHE ST HOME RANCH	06/30/2025	208.26	208.26	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-126 06-	SPRING WATER LN LIFT STATIO	06/30/2025	36.33	36.33	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-127 06-	3337 S CODY CREEK DR LIFT S	06/30/2025	194.06	194.06	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-131 06-	195 E DELONEY AVE RESTROO	06/30/2025	200.42	200.42	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-132 06-	160 S MILLWARD ST PARKING	06/30/2025	1,746.20	1,746.20	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-134 06-	160 S MILLWARD ST PARKING	06/30/2025	6.34	6.34	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-334 06-	JOSEPHINE LOOP LOT 15 LIFT	06/30/2025	74.34	74.34	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-341 06-	210 N CACHE ST HOME RANCH	06/30/2025	36.28	36.28	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-345 06-	930 SIMON LN, JACKSON, WY |	06/30/2025	87.67	87.67	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-356 06-	55 KARNS MEADOW DR START	06/30/2025	1,002.16	1,002.16	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-357 06-	55 KARNS MEADOW DR START	06/30/2025	944.22	944.22	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-359 06-	MILLER PARK PARKING LOT CH	06/30/2025	276.60	276.60	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-361 06-	625 W BROADWAY AVE NEW P	06/30/2025	187.96	187.96	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-363 06-	455 VINE ST UTIL, JACKSON, W	06/30/2025	48.36	48.36	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-364 06-	65 VIRGINIAN LN #5, JACKSON,	06/30/2025	40.37	40.37	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-365 06-	65 VIRGINIAN LN #7, JACKSON,	06/30/2025	62.89	62.89	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-367 06-	455 VINE ST APT #3, JACKSON,	06/30/2025	57.28	57.28	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-368 06-	455 VINE ST APT #4, JACKSON,	06/30/2025	55.98	55.98	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-370 06-	2022 WILDFLOWER CT, JACKS	06/30/2025	24.03	24.03	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-371 06-	2022 WILDFLOWER CT, JACKS	06/30/2025	34.26	34.26	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-374 06-	455 VINE ST APT #1, JACKSON,	06/30/2025	50.49	50.49	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-375 06-	155 E PEARL AVE, JACKSON, W	06/30/2025	25.31	25.31	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-376 06-	149 E PEARL AVE, JACKSON, W	06/30/2025	39.16	39.16	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-378 06-	145 E PEARL AVE #A EAST, JAC	06/30/2025	35.11	35.11	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-383 06-	SNOW KING DR WATER TANK C	06/30/2025	19.65	19.65	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-385 06-	85 N SPRING GULCH RD SPRIN	06/30/2025	260.51	260.51	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-388 06-	121 SHERWOOD CT BLDG 2 BU	06/30/2025	29.55	29.55	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-389 06-	1640 MARTIN LN LIFT STATION,	06/30/2025	23.37	23.37	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-390 06-	400 W SNOW KING AVE HOUSI	06/30/2025	210.41	210.41	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-391 06-	400 W SNOW KING AVE PARK M	06/30/2025	158.71	158.71	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-392 06-	400 W SNOW KING AVE ADMIN,	06/30/2025	359.68	359.68	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-393 06-	400 W SNOW KING AVE EMPLO	06/30/2025	370.11	370.11	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-395 06-	145 E PEARL AVE #C LOFT, JAC	06/30/2025	78.84	78.84	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-396 06-	145 E PEARL AVE HSE/CMN, JA	06/30/2025	94.15	94.15	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-397 06-	145 E PEARL AVE #B WEST, JA	06/30/2025	49.72	49.72	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-398 06-	155 E PEARL AVE, JACKSON, W	06/30/2025	72.31	72.31	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-399 06-	155 E PEARL AVE, JACKSON, W	06/30/2025	53.09	53.09	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-401 06-	455 VINE ST APT #2, JACKSON,	06/30/2025	28.09	28.09	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-405 06-	3585 S CANADIAN DR, JACKSO	06/30/2025	116.89	116.89	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-406 06-	3585 S CANADIAN DR, JACKSO	06/30/2025	12.95	12.95	07/07/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-407 06-	130 E KELLY AVE #23, JACKSO	06/30/2025	38.58	38.58	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-411 06-3	1540 MARTIN LN H-FRAME MET	06/30/2025	23.10	23.10	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-416 06-	350 N MILLWARD ST #5, JACKS	06/30/2025	31.18	31.18	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-418 06-	355 W DELONEY AVE E-5, JACK	06/30/2025	47.38	47.38	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-419 06-	55 VIRGINIAN LN #4, JACKSON,	06/30/2025	56.84	56.84	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-420 06-	355 W DELONEY AVE A-5, JACK	06/30/2025	42.22	42.22	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-422 06-	126 ASPEN DR, JACKSON, WY	06/30/2025	52.82	52.82	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-423 06-	120 ASPEN DR, JACKSON, WY	06/30/2025	40.07	40.07	07/07/2025
156	LOWER VALLEY ENERGY INC	92050-424 06-	69 VIRGINIAN LN #7, JACKSON,	06/30/2025	40.99	40.99	07/07/2025
	Total 156:				42,100.89	39,100.89	
7560	MACY, ERIC	071125	release bonds 405,415,425 teton	07/11/2025	12,000.00	.00	
	Total 7560:				12,000.00	.00	
677	MACY'S SERVICES	122275	PORTABLE TOILET & CLEANIN	06/30/2025	403.96	.00	
677	MACY'S SERVICES	41559	CAMERA LINES	05/31/2025	243.75	.00	
	Total 677:				647.71	.00	
7607	MORILLON-ARELLANO, SHILA	6/30/25	EQUITY TASK FORCE	06/30/2025	1,750.00	.00	
	Total 7607:				1,750.00	.00	
4776	MOUNTAIN STATES LIGHTING	14590	LIGHTING & BOLTS	06/30/2025	1,613.00	.00	
	Total 4776:				1,613.00	.00	
4623	MSC INDUSTRIAL SUPPLY CO	7782290001	CONTACT CLEANER,BRAKES	06/19/2025	308.20	.00	
	Total 4623:				308.20	.00	
257	NAPA AUTO PARTS INC.	315757	OIL & AIR FILTER	06/20/2025	33.13-	.00	
257	NAPA AUTO PARTS INC.	316245	OIL FILTER	06/23/2025	4.55	.00	
257	NAPA AUTO PARTS INC.	316332	SERVICE SHOCKS	06/23/2025	199.98	.00	
257	NAPA AUTO PARTS INC.	316741	AIR BRAKE HOSE	06/24/2025	1.14	.00	
257	NAPA AUTO PARTS INC.	317214	BATTERY	06/26/2025	174.33	.00	
257	NAPA AUTO PARTS INC.	317273	CBC-30HB CIR/BRKR	06/26/2025	16.16	.00	
257	NAPA AUTO PARTS INC.	318423	AIR CONDITIONING BELT	07/01/2025	46.23	.00	
257	NAPA AUTO PARTS INC.	318809	AIR FILTERS	07/02/2025	25.26	.00	
257	NAPA AUTO PARTS INC.	319091	OIL & AIR FILTER	07/03/2025	20.33	.00	
	Total 257:				454.85	.00	
3761	NOBLE TREE INC	51	REPLACE BOARDWALK ON CA	07/08/2025	14,000.00	.00	
	Total 3761:				14,000.00	.00	
1504	ONE CALL OF WYOMING	76061	TICKETS FOR JUN CDC CODE	07/07/2025	160.13	.00	
1504	ONE CALL OF WYOMING	76061	TICKETS FOR JUN CDC CODE	07/07/2025	160.12	.00	
	Total 1504:				320.25	.00	
5559	ONYX AND ANTLER GALLERY O	6/30/25 MOOS	CARVED MOOSE PALMS & PAIN	06/30/2025	2,500.00	.00	
	Total 5559:				2,500.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7691	OSTROM ENDERS II	070925	RELEASE BOND B23-0234 750	07/09/2025	73,045.25	.00	
Total 7691:					73,045.25	.00	
5707	PERFORM PRINTING LLC	652686	ADS	07/06/2025	409.50	.00	
5707	PERFORM PRINTING LLC	653120	COMMUNTERS DRIVERS	07/03/2025	124.10	.00	
Total 5707:					533.60	.00	
4894	PLATT	5070643	EATON LOT POWER AND LIGHT	06/25/2025	222.30	.00	
Total 4894:					222.30	.00	
6483	PREMIER TRUCK- SALT LAKE C	775726931	BELT FOR CUMMINS	07/01/2025	232.75	.00	
Total 6483:					232.75	.00	
6649	QUADIENT LEASING USA, INC.	Q1848119	LEASE PAYMENT	06/06/2025	361.12	.00	
6649	QUADIENT LEASING USA, INC.	Q1848119	LEASE PAYMENT	06/06/2025	180.56	.00	
Total 6649:					541.68	.00	
7066	R & A SAFETY LLC	46835	DRUG SCREEN	06/04/2025	90.50	.00	
7066	R & A SAFETY LLC	46868	DRUG SCREEN	06/11/2025	90.50	.00	
7066	R & A SAFETY LLC	46876	DRUG SCREEN	06/12/2025	90.50	.00	
7066	R & A SAFETY LLC	46889	DRUG SCREEN	06/13/2025	90.50	.00	
7066	R & A SAFETY LLC	46893	DRUG SCREEN	06/16/2025	90.50	.00	
7066	R & A SAFETY LLC	46909	DRUG SCREEN	06/13/2025	90.50	.00	
7066	R & A SAFETY LLC	46957	DRUG SCREEN	06/25/2025	90.50	.00	
7066	R & A SAFETY LLC	46976	DRUG SCREEN	06/30/2025	90.50	.00	
7066	R & A SAFETY LLC	46976	DRUG SCREEN	06/30/2025	90.50	.00	
Total 7066:					814.50	.00	
1839	RAFTER J IMPROV/SERV DIST	4791	Quarterly Billing	07/01/2025	146.43	.00	
Total 1839:					146.43	.00	
7460	RAMANATHAN, BRINDA	80125	355 W Deloney A5 - August Rent	08/01/2025	2,500.00	.00	
Total 7460:					2,500.00	.00	
7341	RICH, SAMUEL	0624251206	TAP 8-32 NC	06/24/2025	8.95	.00	
7341	RICH, SAMUEL	0701251527	PLIERS & 3/8 DR 72t std	07/01/2025	395.00	.00	
7341	RICH, SAMUEL	0701251529	HACKSAW	07/01/2025	53.50	.00	
Total 7341:					457.45	.00	
3694	RUSH INTERNATIONAL TRUCK	3042231927	SerVICE	06/25/2025	79.75	.00	
Total 3694:					79.75	.00	
13	SAFETY SUPPLY & SIGN CO., I	194257	BATTERIES	06/11/2025	745.62	.00	
Total 13:					745.62	.00	
7032	SANCHEZ-MACHUCA, ROSA	6/30/25	EQUITY TASK FORCE	06/30/2025	1,750.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 7032:				1,750.00	.00	
7248	SEASONS HANDYWORKS AND	2552	FENCE REPAIR	06/25/2025	303.00	.00	
	Total 7248:				303.00	.00	
4359	SHERWIN-WILLIAMS CO.	2215-0	paint for street	05/05/2025	523.65	.00	
	Total 4359:				523.65	.00	
236	SMITH POWER PRODUCTS,INC	3266572	SUBSCRIPTION RENEWAL	06/30/2025	1,180.00	.00	
	Total 236:				1,180.00	.00	
7050	SOSA'S JANITORIAL SERVICE	172	JUNE	06/30/2025	6,975.00	.00	
7050	SOSA'S JANITORIAL SERVICE	173	JUNE	06/07/2025	540.00	.00	
7050	SOSA'S JANITORIAL SERVICE	173	JULY	06/07/2025	135.00	.00	
	Total 7050:				7,650.00	.00	
7546	SPACE EXPLORATION TECHNO	47064266-627	ROAM JULY25	07/01/2025	165.00	.00	
7546	SPACE EXPLORATION TECHNO	INV-USA-4772	ROAM UNLIMITED 7/9/25 - 8/1/2	07/09/2025	117.13	.00	
	Total 7546:				282.13	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334646355	EXAM	06/11/2025	389.76	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334646356	EXAM/CONSULTATION	06/11/2025	143.97	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334646357	EXAM/CONSULTATION	06/11/2025	144.62	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334646358	EXAM/CONSULTATION	06/11/2025	144.61	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334646359	EXAM/CONSULTATION	06/11/2025	144.61	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334646360	VACCINE	06/11/2025	35.59	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334647005	VACCINE	06/23/2025	35.59	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334647006	FECAL TEST	06/23/2025	91.91	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334647300	VACCINE	06/26/2025	54.96	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334648001	EXAM	07/09/2025	177.18	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334648002	FECAL TEST	07/09/2025	71.21	.00	
	Total 1505:				1,434.01	.00	
6838	SPSC POA - South Park Services	7/1/25	WATER FEE & LOT FEE	07/01/2025	303.82	.00	
	Total 6838:				303.82	.00	
7553	STAR VALLEY DISPOSAL	136256	TRASH REMOVAL	07/01/2025	117.00	.00	
	Total 7553:				117.00	.00	
7682	STEVENSON, HUNTER	063025	CDL TRAINING	06/30/2025	119.00	.00	
7682	STEVENSON, HUNTER	063025	CDL TRAINING	06/30/2025	136.00	.00	
	Total 7682:				255.00	.00	
7478	STEWART, DANIEL	061225	travel reimbursement	06/01/2025	448.00	.00	
	Total 7478:				448.00	.00	
3989	STINKY PRINTS, INC	77743	SCAN TO PDF	06/02/2025	12.41	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 3989:				12.41	.00	
7088	STONE, KIRK	80125	3585 Canadian • August Rent	08/01/2025	3,087.00	.00	
	Total 7088:				3,087.00	.00	
7076	SUSTAINABLE STRATEGIES DC	4516	consulting	07/01/2025	7,500.00	.00	
	Total 7076:				7,500.00	.00	
4514	TEAM LABORATORY CHEMICAL	INV0047523	WEED KILLER	07/03/2025	310.00	.00	
	Total 4514:				310.00	.00	
6703	Teton County Alternative to Incarc	063025	QUARTER INVOICES	06/30/2025	18,842.21	.00	
	Total 6703:				18,842.21	.00	
6554	TETON COUNTY HISTORIC	TCHPBQ424	4/2/25-6/30/25 BOARD SERVICE	06/25/2025	13,425.00	.00	
	Total 6554:				13,425.00	.00	
3898	TETON COUNTY PARKS & REC	070125	STREET TREES	07/01/2025	5,374.00	.00	
	Total 3898:				5,374.00	.00	
1614	TETON COUNTY-FUND 10	063025	JUNE DISPATCH	06/30/2025	56,000.23	.00	
1614	TETON COUNTY-FUND 10	063025B	PLANNING RYAN HOSTETTER	06/30/2025	6,381.14	.00	
1614	TETON COUNTY-FUND 10	063025B	TRANSPORTATINO CHARLOTT	06/30/2025	7,202.94	.00	
1614	TETON COUNTY-FUND 10	06325C	JUNE PATHWAYS	06/30/2025	17,506.38	.00	
	Total 1614:				87,090.69	.00	
3027	TETON COUNTY-FUND 13	063025	JUNE 2025 CAPITAL	06/30/2025	193,244.44	.00	
	Total 3027:				193,244.44	.00	
268	TETON MOTORS INC	5113543 1	SL-N-PUMP	07/01/2025	248.93	.00	
268	TETON MOTORS INC	5113545 1	SL-N-BELT	07/01/2025	48.45	.00	
268	TETON MOTORS INC	5113561 1	RADIATOR	07/02/2025	414.35	.00	
	Total 268:				711.73	.00	
3162	TETON TRASH REMOVAL, INC.	25 JUL 386	TRASH REMOVAL	07/01/2025	120.00	.00	
	Total 3162:				120.00	.00	
7151	TETON TRUST FOR HISTORIC	TRUSTQ424	EASEMENT SERVICES 4/2/25-6/	06/25/2025	7,500.00	.00	
	Total 7151:				7,500.00	.00	
2694	TETON VALLEY NEWS	062569838	BUD DRIVER ADS	06/30/2025	124.10	.00	
	Total 2694:				124.10	.00	
3955	THOMSON WEST	851855435	ONLINE SOFTWARE SUBSCIIPT	05/01/2025	616.60	.00	
3955	THOMSON WEST	851855435	ONLINE SOFTWARE SUBSCIIPT	05/01/2025	616.60	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 3955:				1,233.20	.00	
6591	T-MOBILE	967529416 072	PHONES	07/10/2025	31.35	.00	
	Total 6591:				31.35	.00	
6363	TMSC LLC	2025-005-10	SERVER	07/05/2025	9,480.00	.00	
	Total 6363:				9,480.00	.00	
5038	TREFONAS LAW, P.C.	6/30/25	PUBLIC DEFENDER THRU 6/30/	06/30/2025	1,358.00	.00	
	Total 5038:				1,358.00	.00	
777	UPPER CASE PRINTING INK	3283	throw flyer	07/07/2025	245.08	.00	
	Total 777:				245.08	.00	
7563	UTILIS, INC.	500948-REVIS	YEAR 1 ACOUSTIC LEAK DETE	07/01/2025	16,250.00	.00	
7563	UTILIS, INC.	500948-REVIS	YEAR 1 ACOUSTIC LEAK DETE	07/01/2025	16,250.00	.00	
	Total 7563:				32,500.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1821	CRIME COVERAGE	07/01/2025	866.13	.00	
	Total 2736:				866.13	.00	
7550	WBC PROPERTIES	80125	Virginian 69-7 - August Rent	08/01/2025	2,150.00	.00	
	Total 7550:				2,150.00	.00	
1640	WESTERN STATE	IN003212581	ROD & NUTS	07/02/2025	89.00	.00	
1640	WESTERN STATE	IN003237030	WASHERS, NUTS, BOLTS	06/20/2025	66.88	.00	
	Total 1640:				155.88	.00	
472	WHITE GLOVE CLEANING, INC.	13140	CORE SERVICES	06/30/2025	400.00	.00	
472	WHITE GLOVE CLEANING, INC.	13142	CLEANING	06/30/2025	125.00	.00	
472	WHITE GLOVE CLEANING, INC.	13142	CLEANING	06/30/2025	2,902.00	.00	
472	WHITE GLOVE CLEANING, INC.	13165	SNOW KING HOUSING	06/30/2025	400.00	.00	
472	WHITE GLOVE CLEANING, INC.	13167	PUBLIC WORKS	06/30/2025	800.00	.00	
472	WHITE GLOVE CLEANING, INC.	13168	PARKING GARAGE	06/30/2025	250.00	.00	
472	WHITE GLOVE CLEANING, INC.	13169	BUNK HOUSE	06/30/2025	125.00	.00	
472	WHITE GLOVE CLEANING, INC.	2291B	CLEANING	06/30/2025	261.36	.00	
	Total 472:				5,263.36	.00	
7050	SOSA'S JANITORIAL SERVICE	172	UNIT 13	06/30/2025	158.40	.00	
	Total 7050:				158.40	.00	
6117	WILSON, JOHN	80125	Wildflower Court - August Rent	08/01/2025	2,200.00	.00	
	Total 6117:				2,200.00	.00	
7696	WINDCAVE INC	2910574	START BUS SOFTWARE	06/17/2025	100.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 7696:				100.00	.00	
5788	WYOMING GARAGE DOOR, LLC	4022	DOOR ENGINEERING	06/27/2025	50,027.25	.00	
	Total 5788:				50,027.25	.00	
406	WYOMING LAW ENFORCEMEN	7/2/25 OFFICE	OFFICER EDUCATION TRAININ	07/02/2025	85.00	.00	
	Total 406:				85.00	.00	
329	WYOMING RETIREMENT SYST	3128447828	JUNE CONTRIBUTIONS	06/30/2025	195,198.85	195,198.85	06/30/2025
	Total 329:				195,198.85	195,198.85	
1764	WYOMING.COM INC	2284514	DOMAIN HOSTING	07/07/2025	5.00	.00	
	Total 1764:				5.00	.00	
2842	YELLOW IRON WASTE, LLC	250602030339	TRASH	05/31/2025	96.00	.00	
2842	YELLOW IRON WASTE, LLC	250701740833	JUNE	06/30/2025	40.00	.00	
2842	YELLOW IRON WASTE, LLC	250701741301	JUNE	06/30/2025	680.00	.00	
2842	YELLOW IRON WASTE, LLC	250701741316	JUNE	06/30/2025	380.00	.00	
2842	YELLOW IRON WASTE, LLC	250701741343	TRASH	06/30/2025	520.00	.00	
2842	YELLOW IRON WASTE, LLC	250701741348	JUNE	06/30/2025	344.00	.00	
2842	YELLOW IRON WASTE, LLC	250701741355	JUNE	06/30/2025	160.00	.00	
2842	YELLOW IRON WASTE, LLC	250701741358	JUNE	06/30/2025	212.00	.00	
2842	YELLOW IRON WASTE, LLC	250701741389	JUNE	06/30/2025	192.00	.00	
2842	YELLOW IRON WASTE, LLC	250701741414	JUNE	06/30/2025	384.00	.00	
	Total 2842:				3,008.00	.00	
	Grand Totals:				1,331,876.44	234,808.97	

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

City Treasurer: _____

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

Report Criteria:

Detail report.

Invoices with totals above $0 included.

Paid and unpaid invoices included.

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Regular
Submitting Department:	Legal	**Presenter:**	Lea Colasuonno
Agenda Item:	Standard Contract Consideration for Approval	**Public Comment:**	Yes

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

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

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

Background, Analysis, and Key Policy Questions.

1. **Contract with UCM Digital Health, Inc. (UCM)**

   - *Purpose*: The purpose of this item is to renew the contract with UCM to provide virtual healthcare services. This benefit gives employees and family members (participants) access to primary care, urgent/emergency care, and mental health care. The program saves participants time and money by avoiding office visits 24/7. UCM directs participants to a medical professional with expertise in the area of need. UCM has provided the Town this service since FY24.
   - *Term*: 7/1/2025 – 7/1/2027
   - *Cost and Payment Terms*: $8.50 per employee per month.
   - *Department & Budget Detail*: This item is for the Finance Department and is included in the Employee Insurance Fund budget for the Medical Expenditures line item.

2. **Contract with HUB International Mountain States Limited**

   - *Purpose*: The purpose of this agreement is to renew the contract with HUB as the Town's health insurance consultant for FY26. HUB is involved in the Town's medical, dental, vision, short/long term disability, life, and Teladoc programs. HUB negotiates contracts, assists employees and family members, contacts providers, ensures compliance, assists with enrollment and additional tasks providing a full suite of services to help Town employ our $5M health benefit program. The Town Manager and Finance staff oversee this contract and contact the HUB staff often. Finance staff value HUB's expertise and customer service and look forward to continuing this partnership.
   - *Term*: 7/1/2025 – 6/30/2026.
   - *Cost and Payment Terms*: One-time $12,000 payment in July 2025.
   - *Department & Budget Detail*: This item is for the Finance Department and included in the Employee Insurance Fund budget for the Professional Services Expenditure line item.

3. **Engagement Letter with Jones Simkins LLC**

   - *Purpose*: Both Wyoming state law and federal award rules require the Town to complete an audit for fiscal year 25. This Engagement Letter is for Jones Simkins LLC to issue audit opinions over three areas: financial statements subject to accounting principles generally accepted in the United States of America,

deficiencies in internal controls, and compliance with major federal award programs. The Letter Engagement also includes the optional service to issue the financial statements subject to the Government Finance Officers Association award program for the Certificate of Achievement for Excellence in Financial Reporting.

- *Term*: Now through December 31, 2025.
- *Cost and Payment Terms*: The cost is ana amount not to exceed $66,000. The final cost for these services is based on the actual amount of time spent at hourly rates plus out-of-pocket costs (travel, copies, etc.).
- *Department & Budget Detail*: This item is for the Finance Department and is included in the Departmental budget for the Auditing Services line item.

4. Contract with Allegiance Benefit Plan Management, Inc.

- *Purpose*: The purpose of this agreement is to contract with Allegiance to be the third-party administrator (TPA) for the Town's self-funded employee medical plan (Plan). The TPA administers the Plan instead of hiring staff to perform these tasks. The use of a TPA is a practice in the normal course of business for self-funded plans as governments often lack the capacity and expertise to administer the medical plans on a daily basis. Allegiance has provided this service since July 2017. The Town Manager and Finance staff oversee this contract and contact the TPA often. Finance staff value Allegiance's expertise and customer service and look forward to continuing this partnership. Allegiance's primary duties include processing claims and eligibility, participant enrollment, case management, pharmacy benefit management, and plan compliance.
- *Term*: July 1, 2025 – June 30, 2027.
- *Cost and Payment Terms*: $31.90 per employee per month.
- *Department & Budget Detail*: This item is for the Finance Department and is included in the Employee Insurance Fund budget for the Medical TPA/Stop Loss line item.

5. Letter Agreement with Canyon's Fund, LLC

- *Purpose*: The purpose of the Letter Agreement is to clarify and memorialize usage and laws with respect to the right-of-way bordering 1300 Carol Lane. There are ten vehicle parking spaces that straddle the west property line of 1300 Carol Lane and encroach into the public right-of-way. The property owner must ensure parking complies standard parking times for the public right-of-way, including no overnight parking, and maintain the encroaching parking (i.e., paving/striping/plowing). The Town retails all rights and privileges to its right-of-way.
- *Term*: There is no term, however, the Letter Agreement is required as long as Conditional Use Permit P24-105 is in effect.
- *Cost and Payment Terms*: $0.00
- *Department & Budget Detail*: This item is for the Planning Department and since there is no cost, there is no line item associated with this item.
- *Additional Staff Time:* The Letter Agreement took approximately 10 hours to draft and coordinate with owner.

6. Amended and Restated Declaration of Parking and Improvements Easement for 645 South Cache Street

- *Purpose*: NewJack LLC (the Declarant in the attached Declaration and Easement) owns Unit 100 of the 645 South Cache Condominiums ("Condominiums") and also owns Lot 12 of Block 4 of the Second Karns Addition to the Town of Jackson ("Lot 12"), which is adjacent to the Condominiums, but <u>not</u> part of the Condominiums. The need for the original Declaration of Parking and Improvements Easement, and

subsequently this Amended and Restated version, arose for two reasons. **First**, while some of the parking required by the Town Land Development Regulations fits on the Condominium property, not all of it does. Consistent with building permit B19-0584, the Condominium project provides onsite parking for residential units as required by the LDRs, however, to the fulfill parking requirement for commercial units, the developer chose to provide parking spaces on neighboring Lot 12 in addition to on-street parking and fee-in-lieu parking. **Second**, some improvements – specifically sidewalks, a trash enclosure, a snow storage area, and a utility/power transformer – that benefit the Condominiums are also located on Lot 12 of Block 4 of the Second Karns Addition to the Town of Jackson (not the Condominium property). As a result, staff conditioned the final plat for the property (P21- 118) with the requirement that NewJack LLC – as the developer and Declarant for the CC&Rs and the owner of Lot 12 – execute a Declaration and Easement to ensure the Condominiums are guaranteed the required parking and necessary improvements. This ensures that, should the Condominiums and Lot 12 ever be held by different owners, the parking and improvements necessary and required for the Condominiums are in place.

- *Term*: Perpetual.
- *Cost and Payment Terms*: $0.00
- *Department & Budget Detail*: This item is for the Planning Department and since there is no cost, there is no line item associated with this item.

7. Lease Agreement with a Variable Hour Transit Operator

- *Purpose*: The purpose of this Lease Agreement is to provide a variable-hour START transit operator housing for the remainder of the summer season and through the winter 25-26 season. The Town ramps up service in the summer and winter seasons to meet the approved START Operations Plan and variable-hour transit operators fill out the schedule for the summer and winter service. This operator is also needed to fill shifts in the summer and fall seasons to avoid overtime for transit system supervisors/dispatchers.
- *Term*: July 22, 2025 to April 12, 2026
- *Cost and Payment Terms*: the Town owns this partial studio unit and the current rent is $1190/month.
- *Department & Budget Detail*: This item is for the START Department and is included in the Rent Income-West Snow King Housing line item.

8. Lease Agreement with a Full-Time Transit Operator

- *Purpose*: The purpose of this Lease Agreement is to provide a full-time START transit operator housing. Full-time transit operators work year-round with full benefits from the Town.
- *Term*: Initial term is July 22, 2025 – July 31, 2026; month to month once the initial term expires
- *Cost and Payment Terms*: The Town owns this 1-bedroom unit and the current rent is $1447/month.
- *Department & Budget Detail*: The funding for this property is approved in the Employee Housing fund for this unit.

9. Contract with ICLEI USA and the Coalition for Green Capital

- *Purpose*: The purpose of this item is to enter into a Non-Disclosure Agreement (NDA) with ICLEI USA and the Coalition for Green Capital in support of a Municipal Investment Fund grant to Energy Conservation Works (ECW). The Town and ECW jointly submitted a successful Phase 1 grant application focused on advancing net-zero buildings and promoting the adoption of energy-efficient building technologies in the community. If the grant is awarded, ECW, as the designated subrecipient, will execute the subgrant agreement and lead implementation of the funded activities. This project will support market-building efforts to scale the adoption of high-efficiency building technologies, particularly heat pumps. Proposed

activities include workforce training, development of financing tools, and community education to reduce barriers to net-zero construction and retrofit. Signing this NDA is a required next step that will allow the Town and ECW to proceed to the next phase of the grant process, including the development of specific project activities, budget allocations, and execution of a subgrant agreement. The NDA allows confidential information—such as technical assistance materials, program designs, and funding strategies—to be securely shared between partners.

- *Term*: 3 years
- *Cost and Payment Terms*: $0.00
- *Department & Budget Detail*: This item is for a grant to Energy Conservation Works, and the Town Council is signing it in its capacity as the co-applicant for the ICLEI grant. This item has no cost to the Town and therefore is not associated with any line item for any departmental Town budget.

10. **Vehicle Storage Lease Agreement with Jackson Downtowner, LLC**
    - *Purpose*: The purpose of this item is to enter into a Lease Agreement with Jackson Downtowner, LLC to park up to six (6) cars and one office trailer no larger than 10' x 20' at the START transit facility located at 55 Karns Meadow Drive. This Lease Agreement is limited to parking for the vehicles and trailer used by Jackson Downtowner, LLC to provide the START-on-Demand service. Jackson Downtowner, LLC is the Town's third-party provider of this service. Jackson Downtowner, LLC previously parked the vehicles and trailer on property leased from Teton County, however, the location is no longer available due to the construction of the new Teton County Justice Center.
    - *Term*: August 4, 2025 to December 1, 2026.
    - *Cost and Payment Terms*: $250.00 per month.
    - Department & Budget Detail: This item is for START and is included in START's Contracted Services line item.

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

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

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

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

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

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

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

1. Contract with UCM Digital Health, Inc. (UCM)
2. Contract with HUB International Mountain States Limited
3. Engagement Letter with Jones Simkins LLC
4. Contract with Allegiance Benefit Plan Management, Inc.
5. Letter Agreement with Canyon's Fund, LLC
6. Amended and Restated Declaration of Parking and Improvements Easement for 645 South Cache Street
7. Lease Agreement with a Variable-Hour Transit Operator
8. Lease Agreement with a Full-Time Transit Operator
9. Contract with ICLEI USA and the Coalition for Green Capital
10. Vehicle Storage Lease Agreement with Jackson Downtowner, LLC

Suggested Motion.

1. I move to approve the Contract with UCM Digital Health, Inc. (UCM)
2. I move to approve the Contract with HUB International Mountain States Limited
3. I move to approve the Engagement Letter with Jones Simkins LLC
4. I move to approve the Contract with Allegiance Benefit Plan Management, Inc.
5. I move to approve the Letter Agreement with Canyon's Fund, LLC.
6. I move to approve the Amended and Restated Declaration of Parking and Improvements Easement for 645 South Cache Street.
7. I move to approve the Lease Agreement with a Variable Hour Transit Operator.
8. I move to approve the Lease Agreement with a Full Time Transit Operator.
9. I move to approve the Contract with ICLEI USA and the Coalition for Green Capital.
10. I move to approve the Vehicle Storage Lease Agreement with Jackson Downtowner, LLC.

EMPLOYER GROUP AGREEMENT

This Employer Group Agreement (the "Agreement") is entered into by and between UCM Digital Health, Inc. on behalf of itself and its associated professionals and professional organization (collectively "UCM") and _____ ("Customer"). UCM and Customer shall hereinafter be referred to individually as "Party" and collectively as the "Parties."

WHEREAS, UCM provides access to virtual healthcare services for contracted Customer. Customer is contracting and paying UCM a monthly Fee set forth in Schedule A for access to and delivery of UCM's virtual medical and mental health care ("Healthcare Services") to Customer's eligible employer sponsored individuals ("Employees") and their eligible dependents ("Members").

WHEREAS, UCM provides Employees and Members with telecommunication technologies and applications that connect Employees and Members with a network of licensed health care professionals that are employed by or contracted with professional organizations associated with UCM (the "Medical Groups"), and to which UCM provides various operational and administrative support services and proprietary systems, methods and protocols ("UCM Platform"); and

WHEREAS, Customer is a business entity which desires to offer its Employees and Members the voluntary option to access UCM's Platform to to receive quality and convenient virtual Healthcare Services from the Medical Group as part of its employee health and wellness program.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, the parties hereto agree as follows:

1. Eligibility and Participation Requirements.

1.1. Any Customer Employee and Member who Customer deems eligible and is represented on the monthly eligibility file set forth in Schedule B to UCM. Customer will notify all Employees of the option to utilize UCM Healthcare Services upon execution of this Agreement. The notice will include informational materials supplied by UCM. Upon request, UCM will make best efforts to support information meetings virtually or in person. Customer may elect to add or delete an Employee or Member during the 1st of each month through eligibility file updates.

1.2. Customer must complete the Checklist in Schedule C upon execution of this Agreement.

1.2. Customer acknowledges that Employees and Members will be required to review and consent to the terms and conditions of UCM consent forms, HIPAA forms and other consent forms which are made available electronically.

2. UCM Services.

2.1. Employees a nd Members will have unlimited access to UCM's Platform for Healthcare Services and certain non-clinical services, including but not limited to, customer service.

2.2. Employees and Members will have 24/7 access to Healthcare Services from the Medical Group through the UCM Platform. The Parties acknowledge and agree that the Medical Group will be providing the Healthcare Services to Employees and Members.

3. Service Fees.

3.1. Customer will pay a monthly recurring, automatically renewing fee for each Employee to have access to UCM's Platform for 24/7/365 Healthcare Services. The monthly recurring fee will cover Employees and Members represented on the eligibility file.

3.2. UCM will serve as the agent of the Medical Group and has authority to and is responsible for b illing and collecting fees for the services provided by the Medical Group. Any fees paid by Customer to UCM in accordance with this Agreement are for access to Healthcare Services, arranging for the provision of Healthcare Services under this Agreement and cover all covered Employee and Member costs in full. Customer and UCM acknowledge and agree that all covered Employees and Members will not have any cost share or financial responsibility to UCM or its affiliates under this Agreement.

3.3. For the delivery of Healthcare Services, Customer and UCM acknowledge and agree that UCM may bill health insurance for certain covered services and in accordance with all regulations and applicable laws. All Parties agree that there will be no cost to Employees or Members and the only cost to Customer is the fees set forth in Schedule A.

3.4. All amounts payable to UCM hereunder shall be set forth in invoices to be issued to Customer as provided in such Schedule A. All duly issued invoices shall be paid in full within forty-five (45) days of the date the invoice is delivered to Customer (or as otherwise agreed upon in writing by the Parties) by ACH or other form of electronic funds transfer unless otherwise agreed to in writing by UCM. Customer agrees to be responsible for all Fees for all Employees and Members included in the eligibility file for that month.

Unless being disputed in good faith by Customer, in the event of late payment of any Fees, or portions thereof, UCM will charge interest on the amount outstanding at a rate equal to the greater of five percent (5%) per annum or the maximum rate permitted by law, from the due date until the date of payment.

3.6. Customer acknowledges and agrees that UCM is engaged for limited purposes and that the scope and delivery of services may be amended or modified at any time if required by federal or state laws, rules, or regulations.

3.7. The fee amounts in Schedule A may change annually on July 1 each year. UCM shall give written notice to Customer at least ninety (90) days in advance of such change, unless such change is caused by a change in law or regulation.

3.8. Customer understands that the fees in Schedule A do not include the costs of any prescription medicines or other treatment, procedure, service or product that may be prescribed or recommended by Medical Group and that Employees and Members may receive one o r more separate bills for prescription medicines and other treatments, procedures, services or products provided by independent entities and individuals who will have their own billing and collection practices and Employees and Members are wholly responsible and liable for payment of such costs.

4. Insurance Disclaimer.

4.1. Customer acknowledges that UCM is not a private insurer and does not offer health plan services or health plan benefits to Employees and/or Members.

4.2. Customer agrees that Medical Group Healthcare Services are billable and hereby assigns and authorizes and assigns medical benefits to UCM for virtual Healthcare Services provided to Employee and/or Member. Customer understands that the sharing of information about the health insurance or health plan provides authorization for UCM to submit claims for covered Healthcare Services to health insurers or health plans.

4.3. Customer and UCM agree and accept that Customer, Employees and Members will have no financial responsibility for any care not covered by health insurer or health plan. Customer is wholly responsible and liable for the payment of services under Schedule A regardless of the existence of coverage for such services under any public or private health insurance plan or program.

4.4. Customer acknowledges that Employees and Members will not be required to submit a claim, bill to or seek reimbursement from any public or private health insurance plan for any service received pursuant to this Agreement.

5. Customer's Responsibilities.

5.1. Customer agrees to offer UCM's Healthcare Services to any Employee and Member as part of its employee health and wellness program.

5.2. Customer shall maintain compliance and file any required notice and forms in accordance with all rules and regulations established by federal and New York State law that may be applicable to the provision of this Agreement, including, but not limited to, Employee Retirement Income Security Act (ERISA) and the Consolidated Omnibus Budget Reconciliation Act (COBRA)

6. UCM's Representations and Warranties.

6.1. UCM will require Medical Group to provide Healthcare Services through the UCM Platform to all Employees and Members. UCM will ensure all Medical Group providers obtain and maintain valid licenses, registrations and certifications, as applicable, issued by federal and state regulatory requirements and as applicable and appropriate for the Healthcare Services they provide.

6.2. All Medical Group providers are at-will employees or independent contractors of professional organizations associated with UCM and the composition of the Medical Group may change from time to time, and therefore, UCM cannot guarantee the continued participation of specific physicians and mid-level providers.

6.2. Notwithstanding any other provision in this Agreement, UCM shall ensure that any Healthcare Services provided by the Medical Group complies with all pertinent provisions of federal, state and local statutes, rules and regulations, including, but not limited to, the confidentiality of patient information and medical records (collectively, "P HI ") under the Health Information Portability and Accountability Act of 1996 and the privacy regulations promulgated thereunder (collectively "H IPAA ") and applicable state privacy laws.

6.3. UCM will ensure that all Healthcare Services provided by the Medical Group are provided on a non-discriminatory basis regardless of race, color, creed, national origin, disability, sex or sexual preference.

6.4. UCM will ensure that UCM and the Medical Group procure and maintain, at our own cost and expense, all commercially reasonable general liability and malpractice insurance coverage, as appropriate, for services to be provided hereunder.

6.5 UCM will only release non-confidential information of Employees and Members to Customer. Any disclosure by UCM to Customer shall not include PHI unless disclosure is in compliance with applicable law.

7. Termination.

7.1. This Agreement shall commence on the Effective Date and continue for an initial term of two (2) calendar years (the "Initial Term"), unless sooner terminated in accordance with the terms of this Agreement. Thereafter, this Agreement shall renew automatically for additional consecutive two (2) year terms (each, a "Renewal Term") unless either Party notifies the other at least sixty (60) days prior to the end of the Initial Term or then-current Renewal Term in writing of its intent not to renew (a **"Non-renewal Notice"**). The Initial Term and any Renewal Terms are collectively referred to in this Agreement as the "Term."

7.2. Grounds for Termination

7.2.1 Mutual Termination. This Agreement may be terminated by mutual written agreement of the Parties hereto.

7.2.2 Termination for Material Breach. Without limiting the rights to immediate equitable relief, in the event of a material breach of this Agreement (a **"Material Breach"**) by either Party hereto, the other Party shall provide written notice to the breaching Party (the "Breach Notice") specifying the nature of the breach. In the event such breach is not cured to the reasonable satisfaction of the non-breaching Party within thirty (30) days after service of the Breach Notice (the **"Regular Cure Period"**), this Agreement shall terminate at the election of the non-breaching Party upon the giving of a written notice of termination to the breaching Party not later than sixty (60) days after service of the Breach Notice. Notwithstanding the foregoing, the cure period for non-payment by Customer shall be five (5) days. For purposes of this Section 7.2.2 , the expiration, termination, surrender, revocation, restriction, suspension or non-renewal of any material accreditation, certification, license or professional malpractice, general liability or cybersecurity insurance policy of a Party required under this Agreement shall be considered a Material Breach, and the Regular Cure Period shall apply to such occurrences, provided, however, that the breaching Party shall notify the other Party of such expiration, termination, surrender, revocation, restriction, suspension or non-renewal promptly but in any event within ten (10) days of the occurrence of such event.

7.2.3 Violation of Law. In the event that legal counsel for any Party hereto determines that it is more likely than not that this Agreement, or a Party's performance hereunder, is in violation of any state or federal statute, rule or regulation, including but not limited to, rules or regulations of any federal or state healthcare programs, fraud and abuse or state laws governing referral fees and fee-splitting, then the Parties agree to negotiate, in good faith, amendments to this Agreement to conform to such statute, rule or regulation. If the Parties are unable to negotiate such amendment in good faith within one hundred twenty (120) days, then this Agreement may be immediately terminated by any Party upon written notice to the other Parties.

7.2.4 Petition of Bankruptcy . Upon written notice to the other Party, a Party shall be entitled to terminate this Agreement immediately: (i) upon the filing of a petition in bankruptcy for liquidation or reorganization by or against the other Party; (ii) if the other Party becomes insolvent; or (iii) if a receiver is appointed for the other Party or its property.

7.2.5 Notwithstanding any other provision of this Agreement, the Customer shall not be obligated for performance hereunder or by any provision of this Agreement during

any of the Customer's future fiscal years unless and until the Customer's governing body appropriates funds for this Agreement in the Customer's Budget for each such future fiscal year. In the event that funds are not appropriated for this Agreement, then this Agreement shall terminate as of June 30 of the last fiscal year for which funds were appropriated. The Customer shall notify UCM in writing of any such non-allocation of funds at the earliest possible date.

7.3. Effects of Termination

7.3.1 Surviving Obligations. Upon termination or expiration of this Agreement for any reason, the Parties will remain responsible and liable for: (i) any debt, liability or other obligation incurred prior to the date of expiration or termination, including, without limitation, the payment of any Fees earned or credited prior to the expiration or termination of this Agreement and all Losses arising out of any Material Breach of this

Agreement, and (ii) obligations, promises, or covenants contained herein which

expressly extend beyond the Term.

7.3.2 Healthcare Services. Upon termination or expiration of this Agreement for any reason,UCM's obligations to provide the Healthcare Services shall immediately terminate and Customer's obligation to provide the Company Healthcare Services shall immediately terminate.

7.3.3 Confidential Information. All Confidential Information shall be returned or destroyed and all confidentiality obligations in force to the extent allowed by law, pursuant to Section 8.

8. Confidentiality.

8.1. Confidential Information" means information not generally known or available to the public, disclosed by or on behalf of Discloser to Recipient, or permitted by Discloser to be accessed by Recipient, whether directly or indirectly, during the Term, regardless of whether such information is labeled or otherwise identified, orally or in writing, as being confidential. Without limiting the generality of the foregoing, "Confidential Information" shall include Discloser's business processes, practices, methods, policies, plans, publications, documents, research, operations, services, strategies, techniques, terms and existence of contracts and other agreements, transactions, potential transactions, negotiations, pending negotiations, know-how, trade secrets, computer programs, computer software, applications, operating systems, software design, web design, work-in-process, databases, data, manuals, records, articles, systems, material, sources of material, vendor information, financial information, accounting information, accounting records, legal information, marketing information, advertising information, pricing information, credit information, design information, payroll information, staffing information, personnel information, employee lists, vendor lists, developments,

reports, internal controls, security procedures, graphics, drawings, sketches, market studies, sales information, formulae, notes, communications, algorithms, product plans, designs, styles, models, a udiovisual programs, inventions, unpublished patent applications, original works of authorship, discoveries, experimental processes, experimental results, specifications, c ustomer information, customer lists, client information, client lists and manufacturing information. " **Confidential I nformation** " shall not include data or information which: (i) was in the public domain at the time it was disclosed or thereafter falls within the public domain, except through the fault of Recipient; (ii) was known to Recipient at the time of disclosure without an obligation of confidentiality, as evidenced by Recipient's written records; (iii) was disclosed after written approval of Discloser; or (iv) becomes known t o Recipient from a source other than Discloser without an obligation of confidentiality. As used in this definition, the term "Discloser" refers to the Party disclosing Confidential Information, and the term "Recipient" refers to the Party receiving Confidential Information.

8.2. Each Party retains all right, title and interest in and to Confidential Information that it, as Discloser, provides to the other Party, as Recipient. Recipient shall not: (i) disclose to any third party any Confidential Information of Discloser; (ii) use Discloser's Confidential Information for any purpose not specified in this Agreement; or (iii) reverse engineer or d ecompile, or attempt to do either of the foregoing, any hardware, software, or other materials containing or embodying Confidential Information.

8.3. Recipient agrees to notify Discloser promptly of any unauthorized disclosure of Discloser's Confidential Information and to assist it in remedying any such unauthorized disclosure or use. Recipient agrees that all persons having access to the Confidential Information of Discloser under this Agreement will abide by the confidentiality obligations set forth in this Agreement.

8.4. Neither Party shall disclose to the other Party hereto any information which is confidential and/or proprietary to a third party without first obtaining the written consent of such third party.

8.5. Recipient acknowledges that disclosure of Discloser's Confidential Information, other than as required pursuant to law or a court order, or other breach of the confidentiality provisions contained herein, by Recipient would cause irreparable injury to Discloser and such disclosure or breach may be inadequately compensable with monetary damages. Accordingly, Recipient acknowledges and agrees that Discloser may seek injunctive or other equitable relief, without the necessity of posting bond, to protect against the breach or threatened breach by Recipient of the foregoing undertakings. Such remedy will not be deemed to be the exclusive remedy for any such breach but will be in addition to all other remedies available at law or equity.

8.6. The provisions of this Section 8 will survive the termination or expiration of this Agreement for so long as permitted by applicable law including, for example, for so long as such information remains confidential and/or a trade secret.

9. Third Party Relationship. Nothing contained in this Agreement shall be deemed to constitute a partnership, joint venture, or any other relationship between UCM and Customer. . This Agreement does n ot render either Party the agent or legal representative of the other Party for any purpose whatsoever. Each Party shall direct and control all administrative matters relating to its employees and agents, and shall have the absolute authority to hire, fire, supervise, and discipline its employees and agents as required by applicable law or collective bargaining agreements. Neither Party is granted either express or implied right of authority by the other Party to assume or create any obligation or responsibility on behalf of or in the name of the other Party or bind the other Party in any manner or thing whatsoever.

10. Disclaimer of Representations, Warranties, and Covenants

10.1. EXCEPT FOR THE REPRESENTATIONS, WARRANTIES, AND COVENANTS EXPRESSLY SET FORTH IN THIS SECTION 10 , NEITHER PARTY MAKES ANY REPRESENTATIONS, WARRANTIES, OR COVENANTS TO THE OTHER PARTIES, AND EACH PARTY HEREBY DISCLAIMS ALL OTHER REPRESENTATIONS, WARRANTIES, AND COVENANTS, ORAL OR WRITTEN, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE RELATING TO THIS AGREEMENT, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, AND ALL WARRANTIES ARISING FROM COURSE OF PERFORMANCE, COURSE OF DEALING OR USAGE IN TRADE.

10.2. WITHOUT LIMITING THE FOREGOING, UCM DOES NOT MAKE ANY WARRANTY OF ANY KIND THAT ANY PRODUCTS, SERVICES, SOFTWARE, INFORMATION OR MATERIALS PROVIDED HEREUNDER, OR THIRD-PARTY CONTENT, G OODS, SERVICES, TECHNOLOGIES OR MATERIALS (INCLUDING ANY SOFTWARE OR HARDWARE) PROVIDED HEREUNDER, OR THE USE OF ANY OF THEM, WILL MEET ANY CERTAIN REQUIREMENTS, OPERATE WITHOUT INTERRUPTION, ACHIEVE ANY PARTICULAR INTENDED RESULT, BE COMPATIBLE OR WORK WITH ANY OTHER GOODS, SERVICES, TECHNOLOGIES OR MATERIALS, INCLUDING ANY SOFTWARE, HARDWARE, SYSTEM OR NETWORK OF COMPANY, CUSTOMER OR PATIENTS, OR BE SECURE, ACCURATE, COMPLETE, FREE OF HARMFUL CODE OR ERROR FREE.

10.3. ALL OPEN-SOURCE COMPONENTS AND MATERIALS PROVIDED BY A THIRD-PARTY VENDOR ARE PROVIDED “AS IS” AND ANY REPRESENTATION OR WARRANTY OF OR CONCERNING ANY OF THEM IS STRICTLY WITH THE THIRD-PARTY VENDOR OF SUCH OPEN-SOURCE COMPONENTS AND CONTENT. NEITHER UCM PROVIDER NOR UCM CONTROLS THE TRANSFER OF DATA OVER COMMUNICATIONS FACILITIES, INCLUDING THE INTERNET, AND THE COMMUNICATIONS FACILITIES MAY BE SUBJECT TO LIMITATIONS, DELAYS, AND

OTHER PROBLEMS INHERENT IN THE USE OF SUCH COMMUNICATIONS FACILITIES.

11. Limitation of Liability

11.1. TO THE MAXIMUM EXTENT PERMITTED BY LAW, NEITHER PARTY SHALL BE

LIABLE OR RESPONSIBLE TO THE OTHER PARTY FOR ANY TYPE OF INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES, OR ANY LOSS OF PROFITS, REVENUE, BUSINESS OPPORTUNITY, BUSINESS

INFORMATION OR DATA, ARISING OUT OF ANY BREACH, OF WARRANTY OR OTHERWISE, UNDER THIS AGREEMENT EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, WHETHER ARISING UNDER ANY LEGAL OR EQUITABLE THEORY.

11.2. CUSTOMER DOES NOT CONTROL THE INDEPENDENT MEDICAL JUDGEMENT

OF MEDICAL GROUP IN PROVIDING THE HEALTHCARE SERVICES. ACCORDINGLY, AS BETWEEN THE PARTIES, UCM SHALL BE SOLELY RESPONSIBLE AT ALL TIMES FOR THE METHOD, MANNER AND OR MEANS OF PERFORMING THE HEALTHCARE SERVICES UNDER THIS AGREEMENT, WHETHER PERFORMED BY UCM OR ANY PROVIDER.

11.3. SUBJECT TO THE EXCEPTION SET FORTH IN SECTION 11.2 ABOVE AND THE OTHER TERMS AND CONDITIONS OF THIS AGREEMENT, EACH PARTY SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF ITSELF AND ITS EMPLOYEES, CONTRACTORS AND AGENTS AND SHALL NOT BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF THE OTHER PARTY OR ITS EMPLOYEES, CONTRACTORS AND AGENTS UNLESS EXPRESSLY SET FORTH HEREIN. UCM DOES NOT ASSUME ANY LIABILITY FOR ANY DAMAGES ARISING FROM ANY USE OF ANY PRODUCT, SERVICE, INSTRUCTION OR INFORMATION PROVIDED BY UCM OR ANY PROVIDER DURING THIS AGREEMENT.

11.4. SUBJECT TO THE EXCEPTION SET FORTH IN SECTION 11.2 ABOVE AND THE OTHER TERMS AND CONDITIONS OF THIS AGREEMENT, EACH PARTY IS SOLELY RESPONSIBLE FOR ITS OWN COMPLIANCE WITH ALL LAWS APPLICABLE TO THE PERFORMANCE OF ITS OBLIGATIONS HEREUNDER AND WILL NOT BE RESPONSIBLE FOR THE OTHER PARTY'S, OR ANY OTHER PERSON'S, COMPLIANCE WITH ANY APPLICABLE FEDERAL OR STATE LAW, REGULATION, RULE, OR GUIDANCE.

11.5. SUBJECT TO THE EXCLUSIONS SET FORTH IN SECTION 11.6 BELOW, THE MAXIMUM LIABILITY OF ANY ONE PARTY FOR ANY DAMAGES ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER IN CONTRACT OR TORT OR OTHERWISE, SHALL BE LIMITED TO THE AMOUNT PAID TO UCM IN THE THREE (3) MONTHS IMMEDIATELY PRECEDING THE EVENT OR OCCURRENCE GIVING RISE TO SUCH DAMAGES.

11.6. THE LIMITATIONS OF LIABILITY SET FORTH IN THIS SECTION 10 SHALL NOT APPLY TO ANY AMOUNTS PAYABLE PURSUANT TO: (I) A BREACH OF THE CONFIDENTIALITY OBLIGATIONS SET FORTH IN SECTION 7; (II) A PARTY'S BREACH OF ANY OF ITS REPRESENTATIONS, WARRANTIES, OR COVENANTS SET FORTH IN SECTION 9; OR (III) THE INDEMNIFICATION OBLIGATIONS SET FORTH IN SECTION 12.

12. Indemnification

12.1. Mutual Indemnification

12.1.1 Customer shall indemnify, defend and hold harmless UCM and its Affiliates and their respective officers, directors, employees, agents, advisers

and representatives from and against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees and the cost of enforcing any right to indemnification hereunder (collectively, "Losses") arising out of or in connection with any third-party claim, lawsuit, action or proceeding (each an "Indemnifiable Claim") relating to or arising out of any actual or alleged breach by Customer of its representations, warranties, or agreements and undertakings made under this Agreement.

12.1.2 UCM shall indemnify, defend and hold harmless Customer and its officers, directors, employees, agents, advisers and representatives from and against any and all Losses arising out of or in connection with any Indemnifiable Claim relating to or arising out of any actual or alleged grossly negligent acts or omissions on the part of UCM, any Medical Group provider, in connection with this Agreement and/or the provision of the Healthcare Services under this Agreement.

12.1.3 The foregoing indemnity obligations shall not relieve either Party from its obligation to maintain insurance coverage pursuant to Section 6.4 of this Agreement or of any insurer that issues a policy on behalf of a Party in connection with this Agreement from its obligation to provide insurance coverage under such policy.

12.2. Indemnification Procedure

12.2.1 Promptly after a P arty entitled to indemnification hereunder (the "Indemnified Party") becomes aware of the existence of an Indemnifiable Claim in respect of which it is entitled to indemnification hereunder, the Indemnified Party will promptly notify the Party that is obligated to provide such indemnification hereunder (the "Indemnifying Party") of the existence of such Indemnifiable Claim. Failure promptly to so notify the Indemnifying Party of any such claim shall n ot relieve the Indemnifying Party of any duty to indemnify the Indemnified Party except to the extent that the Indemnifying Party is actually prejudiced by such delay. Upon notification, the Indemnifying P arty shall have the right, but not the obligation, to assume control of the defense of the Indemnified Party against any Indemnifiable Claim, utilizing counsel chosen in the Indemnifying P arty's sole discretion, provided that the Indemnified Party may participate in any such defense, at its own expense, by separate counsel of its choice, and further provided that any such participation shall not limit the Indemnifying Party's right to control such defense. If the Indemnifying P arty fails or refuses to assume control of the defense of such Indemnifiable Claim within a reasonable period of time, the Indemnified Party shall have the right to assume control of such claim at the expense of the Indemnifying Party with counsel of its own selection. Notwithstanding anything contained in the foregoing sentence to the contrary, the Indemnifying Party:

12.2.1.a shall n ot be entitled to have sole control over: (i) any Indemnifiable Claim that seeks an order, injunction or other equitable relief against any Indemnified Party; or (ii) any action that is the subject of an Indemnifiable Claim in which both the Indemnifying Party and Indemnified Party are named as parties and either the Indemnifying Party or Indemnified Party determines with advice of counsel that there may be one or more legal defenses available to it that are different from or i n addition to those available to the other Party or that a conflict of interest between the Parties may exist in respect of such action; and

12.2.1.b shall o btain the prior written approval of the Indemnified Party before ceasing to defend against any Indemnifiable Claim or entering into any settlement, adjustment or compromise of such claim involving an admission of fault or liability by, or injunctive or similar equitable relief against, any Indemnified Party. The Indemnified Party shall cooperate with the Indemnifying Party in the provision of any such defense by providing to the Indemnifying Party all such information and assistance as may reasonably be requested by the Indemnifying Party.

13. Miscellaneous.

13.1. HIPAA Compliance- The Parties acknowledge and agree that UCM is a **"Covered Entity,"** as that term is defined under HIPAA and agree not to use or disclose any Protected Health

Information (as defined at 45 C.F.R. § 160.103), other than as permitted by HIPAA, and the terms of this Agreement, and to otherwise comply with HIPAA in the performance of their obligations hereunder. The Parties further agree to preserve the confidentiality of any patient information (including but not limited to Protected Health Information) exchanged under this Agreement in compliance with HIPAA and all other applicable federal, state and local laws, rules and regulations governing the confidentiality of patient information and medical records.

13.2. No Remuneration . Under no circumstances will any remuneration or compensation, direct or indirect be paid by UCM to Customer, Employee and/or Member to facilitate any utilization of UCM services under this Agreement.

13.3. No Assignment . This Agreement shall not be assigned or transferred by either Party without the prior written consent of the other Party, and any attempts to assign, delegate, transfer, convey or otherwise dispose of this Agreement without said written consents shall be null and void.

13.4. . No Third-Party Beneficiary . No provision of this Agreement shall be construed to confer any third-party beneficiary rights to any non-party.

13.5. No Waiver . Failure by either Party to object to or take affirmative action with respect to any conduct of the other Party which is a violation of the terms hereof shall not be construed as a waiver thereof or of any future breach or subsequent misconduct.

13.6. Supervening Circumstances . UCM, Medical Group, and the Town shall not be deemed in violation of any provision of this Agreement if prevented from performing any of their obligations hereunder by reason of: (a) severe weather and storms; (b) earthquakes or other natural occurrences; (c) strikes or other labor unrest; (d) power failures; (e) nuclear or other civil or military emergencies; (f) acts of legislative, judicial, executive, or administrative authorities; or (g) any other circumstances that are not within its reasonable control. This Section shall not apply to obligations imposed under applicable laws and regulations.

13.7. Compliance . Any provision of law or regulation or judicial or administrative interpretation of same that invalidates, or otherwise is inconsistent with the terms of this Agreement that, in the reasonable judgment of either party, would cause one or both parties to be in violation of law or regulation shall be deemed to have suspended the terms of this Agreement; provided, however, that the parties shall exercise their best efforts to accommodate the terms and intent of this Agreement to the greatest extent possible consistent with the requirements of law and regulations.

13.8. Equitable Relief. Each Party acknowledges that a breach or threatened breach by the other Party to this Agreement, including without limitation, Section 7 (Confidentiality), may cause the non-breaching Parties irreparable harm for which an award of damages would not be adequate compensation, and agrees that, in the event of such breach or threatened breach, the non-breaching Parties will be entitled to seek equitable relief, including, a restraining order, injunctive relief, specific performance, and any other relief that may be available from any court of competent jurisdiction, in addition to any other remedy to which such Parties may be entitled at law or in equity.

13.9. Dispute Resolutions. The Parties shall in good faith attempt to resolve any controversy,

dispute or disagreement arising out of or relating to this Agreement, or the breach thereof, initially by negotiation between duly authorized representatives of each Party. If any such controversy, dispute or disagreement is not resolved within thirty (30) days after the start of negotiations, then within five (5) days immediately after the expiration of the aforesaid thirty (30) day period, the Parties shall attempt to agree upon an independent mediator. If the Parties are unable to reach an agreement on an independent mediator within such five (5) day period, then either Party shall be entitled to request that the American Health Lawyers Association ("AHLA") appoint an independent mediator who shall serve as mediator for all purposes hereof. The non-binding mediation shall be conducted in accordance with the rules set forth by the AHLA. UCM and Company shall each pay one-half (½) of the cost of the mediator's services, in advance upon request by the mediator or any of the Parties. Within ten (10) days after selection of the mediator, the mediator shall call for and set a meeting among the Parties and the mediator for the purpose of mediating the dispute. If the Parties are unable to resolve the dispute within thirty (30) days after the start of mediation, then the Parties shall be permitted to pursue any other legal remedy provided for under law. The foregoing provisions of this Section 13.9 shall not be interpreted to restrict any Party's right to terminate this Agreement in accordance with Section 12.1 or to seek equitable remedies pursuant to Section 13.8 (Equitable Relief).

13.10. Records Retention. UCM shall maintain at its principal office a system of files containing this Agreement and books and records of all transactions relating to this Agreement for the duration of this Agreement and for at least seven (7) years thereafter.

13.11. Severability . If any part, term or provision of this Agreement is held by a court of competent jurisdiction to be illegal or unenforceable, the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid, unless to do so would contravene the present valid and legal intent of the Parties. **13.12** Survival . All provisions of this Agreement that by their nature or express terms survive the expiration or termination of this Agreement, shall survive such expiration or termination.

13.13 Governing Law; Venue . This Agreement shall be enforced and construed in accordance with the laws of the State of New York. Jurisdiction of any litigation with respect to this Agreement shall be in New York, with venue in a court of competent jurisdiction or any other court having competent jurisdiction in the State of New York. The only information released shall be the minimum necessary. In any action, declaratory or otherwise, arising out of this Agreement, the prevailing

party shall be awarded reasonable attorney's fees and related costs to be paid by the other party.

13.14 **.** Counterparts . This Agreement may be signed in any number of counterparts, no one of which need be signed by more than one Party, and all such counterparts, when duly executed, will be considered an original of one and the same document.

13.15 Entire Agreement. This Agreement, including any exhibits or schedules annexed hereto, constitutes the entire understanding and agreement between the Parties with regard to all matters herein. There are no other agreements, conditions or representations, oral or written, express or implied, with regard thereto. This Agreement supersedes, in the entirety, any and all previous agreements, whether oral or written, between the Parties concerning the subject matter hereof.

13.16 Governmental Immunity. Customer does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement

{SIGNATURE PAGE FOLLOWS}

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the date written below.

UCM Digital Health:	**Customer:**_____
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	ATTEST:

_____

Riley Hovorka, Town Clerk

Address Line 1:_____
Address Line 2: _____

Address Line 3: _____

Date: _____

Schedule A

PEPM (per employee per month) RATE TABLE

CUSTOMER SIZE	MONTHLY FEE
CORE SERVICES: 24/7 on-demand access to medical care including emergent and urgent healthcare services. Scheduled medical primary care and mental health services	
<50 EMPLOYEES and/or VOLUNTARY EMPLOYEE ELECTION	$12.00 PEPM
>50 EMPLOYEES	$8.50 PEPM
ADD ON SERVICE: 24/7 on the job injury/illness ONLY AVAILABLE TO NEW AND EXISTING CORE SERVICE CUSTOMERS	
N/A	$1.00 PEPM

This Schedule sets forth all Fees due to UCM, and that Customer agrees to pay to UCM, pursuant to this Agreement. UCM shall invoice Customer no later than the 5th of each month.

Schedule B
Eligibility File Layout

Customer will send the eligibility file monthly to UCM using SFTP. Files will be sent by the 25th of each month for UCM services to be available on the 1st of the following month.

ABC Company Sample - Completed HINT Census File

External ID	First Name	Last Name	DOB	Gender	Dependent of	Dependent type	Address 1	Address 2	City	State	ZIP	Phone type	Phone number	Email	Membership start date	Employer	Division
	Susan	Jones	01/01/1969	Female			22 Main St	Apt 2	Anycity	NY	12345	Cell	555-111-2222	* See Notes	5/1/2020	ABC Company	
Not	Samuel	Jones	06/05/1964	Male	Susan Jones	Spouse	22 Main St	Apt 2	Anycity	NY	12345	Cell	555-111-2221		5/1/2020	ABC Company	Not
Mandatory	Sheila	Jones	08/10/2001	Female	Susan Jones	Child	22 Main St	Apt 2	Anycity	NY	12345	Cell	555-111-2223		5/1/2020	ABC Company	Mandatory
	Kevin	Doe	05/17/1970	Male			99 Main St		Anycity	MA	54321	Work	999-000-1111		5/1/2020	ABC Company	
	Katelyn	Smith	12/06/1973	Female	Kevin Doe	Spouse	99 Main St		Anycity	MA	54321	Cell	999-222-3333		5/1/2020	ABC Company	
	Kenneth	Doe	10/03/2016	Male	Kevin Doe	Child	99 Main St		Anycity	MA	54321	Home	999-333-1111		5/1/2020	ABC Company	

Schedule C
Checklist

Information Needed	Customer Response
Renewal Date:	
Customer Name:	
Customer Relationship/Executive Contact (name, email and phone #):	
Customer Address:	
Customer HR Contact (name, email and phone #):	
Customer Eligibility File Contact (name, email and phone #):	
Customer Billing Contact (name, email and phone #):	
Customer Size (# of eligible employees):	
Current Health Plan Offering (Plan Name, Type)	
Broker (name, email, phone #)	
Are you offering Voluntary Employee Election (Reply Yes or No)	

Are you offering the On the Job Offering (Reply Yes or No)	

Amendment to:

Agreement
for
Consulting Services

THIS AMENDMENT amends the Agreement dated July 1, 2024, by and between Town of Jackson, of Jackson,Wyoming and Melissa Bilby, HUB International Mountain States Limited, of Casper, Wyoming. According to Sections 8 and 13, the amendments are as follows:

Section 3: The amount billed for the service listed in the contract is; $12,000

Section 4: The Contract Dates shall be July l, 2025 through June 30, 2026.

Section 10: To reflect the physical address of HUB International Mountain States

to be:

Melissa Bilby
HUB International Mountain States Limited
400 East 1s1 Street, Suite 105
Casper, WY 82601

All other Agreement provisions shall remain the same.

Town of Jackson
Jackson, Wyoming

By: __

Title:

Date:

Melissa Bilby, Consultant,
HUB International Mountain States

Melissa Bilby

Consultant

May 28th, 2025

JONES SIMKINS
Certified Public Accountants
Providing Guidance with Insight & Integrity

75 YEARS 1948-2023

Logan Office:
1011 West 400 North, Suite 100
Logan, UT 84323-0747

Salt Lake City Office:
41 North Rio Grande; Suite 101
Salt Lake City, UT 84101

July 1, 2025

To the Mayor and Town Council
Town of Jackson, Wyoming
150 E Pearl Avenue
Jackson, WY 83001

You have requested that we audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jackson, Wyoming (the Town), as of June 30, 2025, and for the year then ended, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In addition, we will audit the Town's compliance over major federal award programs for the period ended June 30, 2025. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audits will be conducted with the objectives of our expressing an opinion on each opinion unit and an opinion on compliance regarding the Town's major federal award programs.

The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and, in accordance with *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

The objectives of our compliance audit are to obtain sufficient appropriate audit evidence to form an opinion and report at the level specified in the governmental audit requirement about whether the Town complied in all material respects with the applicable compliance requirements and identify audit and reporting requirements specified in the governmental audit requirement that are supplementary to GAAS and *Government Auditing Standards*, if any, and perform procedures to address those requirements.

Independent Member of PrimeGlobal | The Association of Advisory and Accounting Firms

Accounting principles generally accepted in the United States of America (GAAP), as promulgated by the Government Accounting Standards Board (GASB), require that certain required supplementary information (RSI) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis
2. Schedules of the Proportionate Share of the Net Pension Liability
3. Schedules of Contributions
4. Notes to the Required Supplementary Information

Supplementary information other than RSI will accompany the Town's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

1. Schedule of expenditures of federal awards.
2. Notes to the schedule of expenditures of federal awards.
3. Combining Fund Statements and Schedules
4. Schedule of Revenues and Expenditures – General Fund

Schedule of Expenditures of Federal Awards

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Data Collection Form

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the *earlier* of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Audit of the Financial Statements

We will conduct our audits in accordance with GAAS, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). As part of an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of the system of internal control in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of the Town's basic financial statements. Our report will be addressed to the governing body of the Town. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of the Town's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether material noncompliance with applicable laws and regulations, the provisions of contracts and grant agreements applicable to major federal award programs, and the applicable compliance requirements occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on the audit. Reasonable assurance is a high level of

assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of the federal programs as a whole.

As part of a compliance audit in accordance with GAAS and with *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks.

Our procedures will consist of determining major federal programs and, performing the applicable procedures described in the U.S. Office of Management and Budget *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the Town's major programs, and performing such other procedures as we consider necessary in the circumstances. The purpose of those procedures will be to express an opinion on the Town's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design and perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the Town's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report. However, we will communicate to you, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we have identified during the audit.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the Town's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Management's Responsibilities

Our audit will be conducted on the basis that *management and, when appropriate, those charged with governance* acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of basic financial statements that are free

from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and

3. To provide us with:
   a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements, and relevant to federal award programs, such as records, documentation, and other matters;
   b. Additional information that we may request from management for the purpose of the audit;
   c. Unrestricted access to persons within the Town from whom we determine it necessary to obtain audit evidence.
4. For identifying, in its accounts, all federal awards received and expended during the period and the federal programs under which they were received;
5. For maintaining records that adequately identify the source and application of funds for federally funded activities;
6. For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance;
7. For designing, implementing, and maintaining effective internal control over federal awards that provides reasonable assurance that the Town is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
8. For identifying and ensuring that the Town complies with federal laws, statutes, regulations, rules, provisions of contracts or grant agreements, and the terms and conditions of federal award programs, and implementing systems designed to achieve compliance with applicable federal statutes, regulations, and the terms and conditions of federal award programs;
9. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
10. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
11. For taking prompt action when instances of noncompliance are identified;
12. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
13. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
14. For submitting the reporting package and data collection form to the appropriate parties;
15. For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
16. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;

17. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
18. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
19. For informing us of any known or suspected fraud affecting the Town involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
20. For the accuracy and completeness of all information provided;
21. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
22. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the schedule of expenditures of federal awards referred to above, you acknowledge and understand your responsibility (a) for the preparation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance, (b) to provide us with the appropriate written representations regarding the schedule of expenditures of federal awards, (c) to include our report on the schedule of expenditures of federal awards in any document that contains the schedule of expenditures of federal awards and that indicates that we have reported on such schedule, and (d) to present the schedule of expenditures of federal awards with the audited financial statements, or if the schedule will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the schedule of expenditures of federal awards no later than the date of issuance by you of the schedule and our report thereon.

As part of our audit process, we will request from *management and, when appropriate, those charged with governance*, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Nonattest Services

With respect to any nonattest services we perform, including assistance with certain accrual entries:

We will not assume management responsibilities on behalf of the Town. However, we will provide advice and recommendations to assist management of the Town in performing its responsibilities.

The Town's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards.
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Other

We expect to begin our audit in early September 2025 and to issue our report no later than December 31, 2025.

Jason Sleight is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Jones Simkins LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services is based on the actual amount of time spent at hourly rates plus out-of-pocket costs (such as travel costs, postage, copies, etc.). Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. The fee for the audit of the June 30, 2025 financial statements will not exceed $66,000.

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

The audit documentation for this engagement is the property of Jones Simkins LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulators and federal and state agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Jones Simkins LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies. We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to the Mayor and Town Council the following significant findings from the audit:

- Our view about the qualitative aspects of the Town's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of *Government Auditing Standards*, we have made available a copy of our latest external peer review report of our firm for your consideration.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements and compliance over major federal award programs including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



JONES SIMKINS LLC

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of the Town of Jackson, Wyoming by:

Signature: _____

Title: _____

Date: _____

ADMINISTRATIVE SERVICES AGREEMENT

THIS Administrative Services Agreement (hereinafter "Agreement"), effective for the period beginning July 1, 2025, and ending June 30, 2027, and continuing thereafter, for additional twelve (12) month periods, as provided by this Agreement, is entered into by **TOWN OF JACKSON**, Jackson, Wyoming a legal entity, duly organized and existing under the laws of the State of Wyoming (hereinafter referred to as the "Plan Sponsor"), and **ALLEGIANCE BENEFIT PLAN MANAGEMENT, INC.**, a corporation duly organized and existing under the laws of the State of Montana (hereinafter referred to as the "TPA").

WHEREAS, the Plan Sponsor sponsors a self-funded employee welfare benefit plan (the "Plan");

WHEREAS, the Plan Sponsor desires to make available a program of health care benefits under the Plan;

WHEREAS, the Plan Sponsor wishes to contract with an independent third party administrator to perform certain administrative services with respect to the Plan as described herein;

WHEREAS, the TPA desires to contract with the Plan Sponsor to perform certain administrative services with respect to the Plan as described herein; and

THEREFORE, in consideration of the promises and mutual covenants contained herein, the Plan Sponsor and the TPA enter into this Agreement for administrative services for the Plan.

ARTICLE I: DEFINITIONS

For the purposes of this Agreement, the following words and phrases have the meanings set forth below, unless the context clearly indicates otherwise and, wherever appropriate, the singular shall include the plural and the plural shall include the singular.

1.1 "Claim" means each bill, invoice, claim form or other document representing a request for payment for medical, dental or vision services, which is received by the TPA. Each such document will be considered to be one "claim", regardless of the number of itemized lines on the document and regardless of whether the document is a duplicate of previous documents or whether the services indicated on the document are eligible for coverage under the applicable Plan.

1.2 "Claimant" means a Covered Person or entity on behalf of a Covered Person, submitting expenses for payment or reimbursement from the Plan.

1.3 "Claims Payment Account" means an account utilized by the Plan Sponsor for payment or reimbursement for Covered Services, which account balances shall constitute assets of the Plan Sponsor and not the Plan.

1.4 "COBRA" means the Consolidated Omnibus Budget Reconciliation Act of 1985 or the Public Health Service Act, as amended, together with all regulations applicable thereto.

1.5 "COBRA Participant" means any person who is properly enrolled for and entitled to benefits from the Plan policy, pursuant to COBRA continuation coverage.

1.6 "Complete Claim" means a claim for benefits for a Covered Person that has been submitted by a licensed Health Care Provider or the Covered Person, void of any omissions of pertinent information, coordination of benefits or liability issues, in a form satisfactory to TPA and with sufficient documentation to substantiate the claim for benefits under the Plan that is necessary or required according to industry standards or requirements in order for the TPA to make a determination of benefits under the Plan.

1.7 "Covered Person" is a person who is properly enrolled and entitled to benefits from the Plan.

1.8 "Covered Services" means the care, treatments, services or supplies described in the Plan Document as eligible for payment or reimbursement from the Plan.

1.9 "Employer" means the Plan Sponsor and any successor organization or affiliate of such Employer which assumes the obligations of the Plan and this Agreement.

1.10 "ERISA" means the Employee Retirement Income Security Act of 1974, as amended, together with all regulations applicable thereto.

1.11 "Fee Schedule" means the listing of fees or charges for services provided under this Agreement. This Fee Schedule may be modified from time to time in writing by the mutual agreement of the parties. The Fee Schedule is contained in Appendix A and is a part of this Agreement.

1.12 "Health Care Providers" means physicians, dentists, hospitals, or other health care practitioners or health care facilities that are duly licensed and authorized to receive payment or reimbursement for Covered Services in accordance with the terms of the Plan.

1.13 "HIPAA" means the Health Insurance Portability and Accountability Act of 1996, as amended, together with all applicable regulations thereto.

1.14 "Paid Claims" means claims for benefits under the Plan which have been processed for payment by the TPA, have been funded in U.S. Dollars by the Plan or the Plan Sponsor, and for which payment or electronic payment has been issued and transmitted to the Claimant or assignee.

1.15 "Plan" means the self-funded health and welfare benefit plan which is the subject of this Agreement and which the Plan Sponsor has established pursuant to the Plan Document.

1.16 "Plan Administrator" means the person or entity, including an insurance company, designated by the Plan Sponsor to manage the Plan and make all discretionary decisions regarding Plan terms and managing Plan assets.

1.17 "Plan Document" means the instrument or instruments that set forth and govern the duties of the Plan Sponsor and eligibility and benefit provisions of the Plan, which provide for the payment or reimbursement of Covered Services.

1.18 "Plan Participant" is any employee, retiree or COBRA beneficiary who is properly enrolled and eligible for benefits under the Plan.

1.19 "Plan Year" means the twelve-month period of time beginning with the effective date of the Plan as specified in the Plan Document.

1.20 "Qualified Beneficiary" means a Covered Person under the Plan Sponsor's Plan, who is eligible to continue coverage under the Plan policy in accordance with the applicable provisions of Title X of COBRA or §609(a) of ERISA regarding Qualified Medical Child Support Orders, or in accordance with any similar applicable state law. Qualified Beneficiary also means a child born to, adopted or placed for adoption with a Participant or former Participant, who is a COBRA participant, at any time during active COBRA continuation coverage of that Participant or former Participant.

1.21 "Qualifying Event" means:

(a) With respect to an eligible Participant:
1. The termination (other than by reason of gross misconduct) of the covered Participant's employment; or
2. The reduction in hours of the covered Participant's employment causing the Participant to become ineligible for coverage.

(b) With respect to covered Dependents:
1. Death of the covered Participant;
2. Termination of the covered Participant's employment;
3. Reduction in hours of the covered Participant's employment causing the Participant to become ineligible for coverage;
4. The divorce or legal separation of the covered Participant from his or her spouse;
5. The covered Participant's entitlement to Medicare; or
6. A covered Dependent child ceases to be a Dependent as defined by the Plan.

(c) Qualifying Events for retired Participants, for purposes of this section, are:
1. Bankruptcy, if the covered Participant retired on or before the date of any substantial elimination of group health coverage due to bankruptcy.

(d) Qualifying Events for the Dependents of retired covered Participants, for purposes of this section, are:
1. Bankruptcy, if the Dependent was a covered Dependent of a covered retiree on or before the day before the bankruptcy Qualifying Event.

1.22 "Stop Loss or Excess Loss Insurance" means an insurance policy obtained by the Plan or the Plan Sponsor to provide coverage for individual claims at a specified stop loss limit and/or group claims at an aggregate stop loss limit that are incurred and paid during a defined period of time by the insurance policy.

1.23 "Summary Plan Description" means the document that describes the terms and conditions under which the Plan operates.

1.24 "Utilization Management" means the evaluation of medical necessity and appropriateness of the use of health care services, procedures, and facilities utilized by a Covered Person under the terms of the Plan.

1.25 "Working Days" shall mean a regular business day, which is not a recognized federal or banking holiday, and specifically excluding any Saturday or Sunday.

ARTICLE II: RELATIONSHIP OF THE PARTIES

2.1 The Plan Sponsor acknowledges that the TPA is an independent contractor for purposes of this Agreement. As such, the TPA is not an agent or employee of the Plan Sponsor and does not assume any liability or responsibility for any breach of duty or act of omission by the Plan Sponsor. The Plan Sponsor delegates to the TPA only non-discretionary authority with respect to assisting Plan Sponsor in the development, maintenance and administration of the Plan as specifically described in this Agreement. Any function not specifically delegated by Plan Sponsor to, and agreed to be assumed by the TPA in writing pursuant to this Agreement shall remain the sole responsibility of the Plan Sponsor. The Plan Sponsor shall retain all discretionary authority, control and responsibility for the operation and administration of the Plan.

2.2 The parties acknowledge that:

(a) This is a contract for administrative services only as specifically set forth herein;
(b) The TPA shall not be obligated to disburse more in payment for Claims or other obligations arising under the Plan than the Plan Sponsor shall have made available in the Claims Payment Account;
(c) This Agreement shall not be deemed a contract of insurance under any laws or regulations. The TPA does not insure, guarantee or underwrite the liability of the Plan Sponsor under the Plan. The TPA has no responsibility and the Plan Sponsor has total responsibility for payment of Claims under the Plan and all expenses incidental to the Plan; and
(d) The TPA is not the Plan Administrator, plan sponsor or plan fiduciary and the Plan Sponsor will not identify the TPA or any of its affiliates as such. The Plan Sponsor acknowledges and agrees that it is the plan sponsor, Plan Administrator and Named Fiduciary as such terms are defined by ERISA, or other applicable law.

2.3 Except as specifically set forth herein, this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective legal successors provided, however, that neither party may assign this Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld.

2.4 Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, unless otherwise stated in this provision, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The locale for arbitration under this provision shall be Missoula, MT, unless otherwise agreed by the parties.

2.5 It is agreed by the parties to this Agreement that any cause of action brought by either party to this contract must be made within two (2) years of the date of occurrence of any alleged breach, infraction or dispute, or within two (2) years of the termination date of this Agreement, whichever occurs first.

2.6 The Plan Sponsor acknowledges and agrees that the TPA will not be deemed to be a legal or tax advisor for the Plan or the Plan Sponsor as a result of the performance of its duties under this Agreement. The TPA makes no representation to the Plan Sponsor concerning federal, state, or local laws, rules or regulations applicable to the Plan. Plan Sponsor must seek its own counsel for legal advice and guidance. **In no event shall the TPA be liable for special or consequential damages, even if the TPA was advised of the possibility of such damages.**

2.7 The TPA may secure the services of actuaries, computer software companies, computer service firms, insurance consultants and producers, legal counsel, accountants, utilization management consultants, pharmacy benefit management companies, preferred provider organizations, claims negotiation companies, subrogation firms, and any other entities that it deems necessary in the performance of its obligations under this Agreement. At the discretion of the TPA, such services may be performed directly by the TPA, wholly or in part, through a subsidiary or affiliate of TPA or under an agreement with an organization, agent, advisor or other person of its choosing. Any such services resulting in a fee not agreed to in the Fee Schedule, Appendix A, must first be authorized in writing by the Plan Sponsor.

2.8 The TPA agrees to be duly licensed as a Third Party Administrator to the extent required under applicable law and agrees to maintain such licensure throughout the term of this Agreement.

2.9 The TPA will possess through the term of this Agreement an in-force fidelity bond or other insurance as may be required by state and federal laws for the protection of its clients. Additionally, the TPA agrees to comply with any state or federal statutes or regulations regarding its operations.

2.10 The TPA shall be entitled to rely upon, without investigation or inquiry, any written or oral information or communication of the Plan Sponsor or agents, including but not limited to consultants, actuaries, attorneys, accountants, auditors, managed care organizations, preferred provider organizations, pharmacy benefit management companies, mental health care management companies or brokers retained by the Plan Sponsor.

2.11 The TPA will indemnify, defend, save and hold the Plan Sponsor harmless from and against any and all claims, suits, actions, liabilities, losses, penalties or damages including court costs and attorneys' fees with respect to the Plan which directly result from

or arise out of the dishonest, fraudulent, grossly negligent or criminal acts of the TPA or its employees, except for any acts taken at the specific direction of the Plan Sponsor.

2.12 The Plan Sponsor will indemnify, defend, save and hold the TPA harmless from and against any and all claims, suits, actions, liabilities, losses, penalties or damages, including court costs and attorneys' fees to the extent that such claims, losses, liabilities, damages and expenses arise out of or are based upon the gross negligence, fraudulent, criminal or dishonest acts of the Plan Sponsor, its agents or employees, in the performance of their duties, a release of Claims data by the TPA to the Plan Sponsor, or an interpretation of the Plan by the Plan Sponsor on which the TPA acts.

The Plan Sponsor will further indemnify and hold the TPA harmless for any attorneys' fees, costs fine civil penalties or any other damages of any kind whatsoever in the event that TPA has advised the Plan Sponsor that any act or omission of the Plan Sponsor may be non-compliant or a violation of any known law or regulation, and the Plan Sponsor continues with such act or omission contrary to TPA's advice and such act or omission results in any attorneys' fees, costs fine civil penalties or any other damages of any kind being assessed to or incurred by TPA.

ARTICLE III: THE TPA'S RESPONSIBILITIES

The TPA will provide the following Plan Administrative services for the Plan Sponsor:

3.1 Maintain Plan records based on eligibility information submitted by the Plan Sponsor as to the dates on which a Covered Person's coverage commences and terminates.

Maintain Plan records of Plan coverage applicable to each Covered Person based on information submitted by the Plan Sponsor.

Maintain Plan records regarding payment of Claims, denial of Claims, and Claims pended.

3.2 Administer enrollment of Covered Persons, create and distribute enrollment forms and answer inquiries, create and maintain enrollment records for Covered Persons, and distribute identification cards to the Plan Sponsor in accordance with Appendix A, the Fee Schedule.

3.3 Process Complete Claims submitted by Covered Persons or Health Care Providers according to the terms of the Plan Document as construed by the Plan Sponsor. These Claims will be processed in accordance with prevailing industry practices and the TPA will use an industry-recognized method of determining usual, customary, and reasonable charges or the prevailing fee allowance as determined by the Plan Sponsor in the Plan.

The TPA will not be required by the Plan Sponsor to alter its standard claims processes, procedures or regular mail dates to manipulate the Paid Claims date for any purpose.

The TPA will process claims received on a basis consistent with prevailing industry practice for timeliness and accuracy, in accordance with the terms of the Plan Document as construed by the Plan Sponsor, and consistent medical information forms, pre-existing conditions requirements, disability determinations and coordination of benefits situations. Unless specifically agreed by the parties in writing, the TPA's duties with respect to subrogation situations shall be limited to informing the Plan Sponsor that subrogation rights may exist. The terms, conditions and fees for any additional agreement regarding subrogation are as stated in the attached Subrogation Services Appendix, if applicable.

The TPA will process Claims or request additional information in order to be able to process a Complete Claim within an average of fourteen (14) Working Days from the date the Complete Claim is received by the TPA.
If additional information is needed for a Complete Claim, the TPA will send through the U.S. Mail to the appropriate persons (with a copy to the Plan Participant) a follow-up request for the required information for a Complete Claim requesting a response to the request for additional information for a Complete Claim within a maximum of forty-five (45) days. The follow-up request will indicate that no additional requests for information will be sent and the file will be closed, and the initial incomplete claim will be denied, if the requested information is not provided within the specified time.

When all necessary documents and Claim information have been received to constitute a Complete Claim and the Complete Claim has been approved, a Claim check or draft will be remitted on the next Paid Claims batch disbursal date provided that the Plan Sponsor has provided funds for such Complete Claims or advance funding has been provided by the Stop Loss or Excess Loss insurance company. All Complete Claims will remain in a processed but pended status until funded by the Plan Sponsor or its Stop Loss or Excess Loss insurance company. The Plan Sponsor must provide funding of all Complete Claims within five (5) Working Days of receipt of request for funding from the TPA.

Customer Service Representatives of the TPA will inform any Plan Participant or Health Care Provider who inquires about any Claim which is pended for lack of funds that such Claim has been received and processed and is pending receipt of funds. No further explanation will be required of the TPA by the Plan Sponsor under such circumstances.

Unless otherwise advised by the Plan Sponsor, the Plan Sponsor agrees that the order of claims payment by TPA of new claims submitted under the Plan shall be based on processing first the oldest claims with complete medical, repricing/discount, and other necessary information with permitted exceptions for those claims identified with excess loss insurance reimbursement potential or which face loss of any available discounts for the medical services so rendered. Any payment by TPA is contingent upon the availability of adequate funding by the Plan Sponsor. If the funds provided by the Plan Sponsor are insufficient to pay all adjudicated claims, then, at the specific direction of Plan Sponsor, the funds will be applied to pay claims as noted above to the extent funds are available except that large claims that cannot be funded by the then available funding will be skipped in favor of more recent claims that can be covered with then available funding. Further, all claims for a participant and his or her covered dependents subsequent to the first claim that cannot be funded due to insufficient funding from the Plan Sponsor shall be skipped in favor of more recent claims from other participants and/or their dependents if the Plan Sponsor funding is not sufficient to cover all adjudicated claims for the participant and/or his or her dependent.

3.4 After a preliminary review to determine that the Claim was correctly processed, the TPA will refer any doubtful, disputed or appealed Claims to the Plan Sponsor for a final decision. The TPA will provide initial claims adjudication and assist the Plan Administrator with appeals. The Plan will pay the actual cost of any expert medical consultation required to determine claims eligibility under the Plan as a claims cost.

3.5 Process, issue and distribute Claims checks, drafts or electronic funds transfers, as instructed by the Plan Sponsor to Plan Participants, Health Care Providers, or others as may be applicable.
Every week the TPA will notify the Plan Sponsor of the Claims batch amount required to be prospectively deposited to the Claims Payment Account to pay the Claims liability after these Claims are processed for payment.

The TPA shall establish and maintain customary investigative benefit and Claims review procedures within the prevailing standard of care in the TPA industry. The TPA shall take reasonable measures and precautions to prevent the allowance and payment of improper benefits and Claims. The TPA shall not be liable for fraud by any Health Care Provider or Covered Person or for errors in Claim payment made to Covered Persons or designated assignees in good faith. The TPA shall not be liable for any loss of discount or increase in charges arising from a Claim due to a delay in the payment of a Claim. If a Claim payment error is discovered, the Health Care Provider or Covered Person will be notified and requested to refund payment. In the event that the Covered Person or his/her assignee does not respond to the refund request or refuses payment, the Plan Sponsor will be notified. The Plan Sponsor shall have the right to bring action against any employee or provider of service who does not voluntarily agree to repay the Plan for payments made in error. The TPA shall not be liable for misrepresentations, inflated charges, omissions, errors or fraud by any Health Care Provider or Covered Person which may result in any ineligible or excessive Claim payments.

3.6 Notify Covered Persons in writing through the U.S. Mail of ineligible Claims received. The computerized Explanation of Benefits form (EOB) shall indicate the general reason why such Claim is ineligible for payment. The EOB shall also contain notice of the written Claims review and appeal procedure in the Plan. This notification will be made within an average of fourteen (14) Working Days of the date the TPA receives the Complete Claim documentation and any Plan interpretations by the Plan Sponsor.

3.7 Respond to Claims inquiries by a Covered Person, the estate of a Covered Person, an authorized member of a Covered Person's family unit, the Covered Person's authorized legal representative or an authorized Health Care Provider.

3.8 Maintain local telephone service and toll-free telephone lines during regular business hours for inquiries made by Covered Persons regarding the status of their Claims. Such telephone lines may be recorded by the TPA.

3.9 Maintain an Internet Inquiry site for Paid Claims, processed claims and related information. Maintain an interactive voice response system and fax back service for the convenience of Covered Persons and Health Care Providers for Claim or coverage inquiries.

3.10 Maintain information that identifies a Covered Person in a confidential manner. The TPA agrees to take all reasonable precautions to prevent disclosure or use of Claims information for a purpose unrelated to the administration of the Plan. TPA shall not be liable for fraud, deceit, misrepresentation or any other false, misleading or erroneous representations made by the Plan Sponsor, any Covered Person, any Health Care Provider or any other person pertaining to any confidential, personal or protected health information or claim request. The TPA will only release non-protected health or Claims information for certificate of need reviews; for medical necessity determinations; to set uniform data standards; to update relative values scales; to use in claims analysis; to further cost containment programs; to verify eligibility; to comply with federal, state or local laws; for coordination of benefits; for subrogation; in response to a civil or criminal action upon issuance of a subpoena, or with the written consent of the Covered Person or his or her legal representative.

3.11 Provide and maintain a specimen Plan Document and Summary Plan Description in a format acceptable to the TPA for review and final approval by the Plan Sponsor and the Plan Sponsor's legal counsel. Upon approval of the Plan Document from the Plan Sponsor, the TPA will forward copies of plan document and amendments, if any, to the Stop Loss or Excess Loss insurance company.

The TPA will furnish a master Summary Plan Description and any agreed upon amendments thereto to the Plan Sponsor, either electronically (PDF format), or in printed form, and Summary Plan Description booklets in TPA's format for the fees stated in Appendix A.

The TPA will maintain an electronic Claims file on every Claim reported to it by the Covered Persons. The TPA shall retain such files and all Plan-related information for a period of six (6) years. Copies of such records shall be made available to the Plan Sponsor for inspection during a regularly scheduled Working Day at the office of the TPA for consultation, review and audit upon advance notice of a minimum of fourteen (14) Working Days.

The Plan Sponsor shall pay for any audit made at its request.

In the event this Agreement is terminated, the Plan Sponsor shall have a continuing obligation and liability to pay the TPA for all costs and professional, executive, managerial and clerical time expended by the TPA and its employees for any audit conducted by the Plan Sponsor or its Stop Loss or Excess Loss insurance company, and this obligation and liability shall survive and continue beyond the termination of this Agreement.

The Plan Sponsor shall pay an advance retainer to the TPA for any audit assistance at any time the TPA receives notice from the Plan Sponsor or its Stop Loss or Excess Loss insurance company of an audit to be conducted after the termination date of this Agreement. The advance retainer shall be in an amount to be determined by the TPA in estimation of the extra time required for the scope of the audit that is requested. In no event shall the audit retainer fee be less than Two Thousand Five Hundred and no/100 Dollars ($2,500.00). The TPA will not be required by the Plan Sponsor to provide access to its records, nor will any of the TPA's employees provide assistance to any auditor until receipt by the TPA of the required audit retainer fee.

Any audit performed during the term of this Agreement or after the termination date of this Agreement shall be conducted by an auditor mutually acceptable to the Plan Sponsor and the TPA and the audit shall include, but not necessarily be limited to, producing photocopies of Claims and funding information in the TPA's existing format(s), a review of procedural controls, a review of system controls, a review of Plan provisions, a review of a statistically valid, random sampling of Claims, and comparison of results to TPA industry performances standards or any statistical models previously agreed to by the Plan Sponsor and the TPA in writing.

Nothing in this Agreement, expressed or implied, shall require the TPA to disclose any proprietary information, including, but not limited to, file layout or record formats of its Claims processing system or procedures, providing records or information in a format not in use by the TPA, or creating unique information formats solely for the use of the auditor(s), consultant(s), agent(s) or broker(s) for the Plan Sponsor.

3.12 Upon request of the Plan Sponsor, provide COBRA continuation coverage services through a related corporation, Allegiance COBRA Services, Inc. (ACSI). A separate fee will be charged for COBRA continuation services, which fee is set out in a COBRA Services Agreement. If the Plan Sponsor does not request COBRA continuation services from ACSI, all responsibility and liability for administration of COBRA continuation shall remain with the Plan Sponsor, and neither the TPA nor ACSI will have any obligation or responsibility for providing such services or consultation regarding such services.

3.13 Provide all reports available through Cedar Gate Technologies (Deerwalk) reporting.

3.14 If requested by Plan Sponsor, procure, through Intermountain Underwriters, Inc., an affiliated company of TPA, Stop Loss or Excess Loss (specific and aggregate) insurance proposals and policies for the Plan Sponsor's consideration and selection, which Excess Loss or Stop Loss insurance will be an asset of the Plan Sponsor and not of the Plan. Intermountain Underwriters, Inc., may act as agent of record for the Plan Sponsor in placing Stop Loss or Excess Loss for the Plan Sponsor.

3.15 If applicable:

(a) Notify the Stop Loss or Excess Loss insurance company of any potential large Claims, which may become a Claim under the Stop Loss or Excess Loss coverage.
(b) On behalf of the Plan Sponsor, the TPA will file with the insurance company or its designee any Complete Claims for consideration for reimbursement under the Stop Loss or Excess Loss policies.
(c) Promptly forward to the Plan Sponsor any premium, claim reimbursement, Stop Loss or Excess Loss or other notices received from the Stop Loss or Excess Loss insurance carrier concerning the policy.

3.16 If applicable, conduct utilization review for the Plan, including pre-certification of hospital stays, concurrent review of hospital stays, discharge planning, preliminary review for potential hospital bill audits, large case management or any other managed care programs as agreed to between the Plan Sponsor and the TPA. A separate fee will be charged for these services as stated in Appendix A.

Specific to these services, the Plan Sponsor adopts for the Plan all screening criteria used by TPA and its affiliated companies including, but not limited to:

- Most recent edition of the Milliman USA Optimal Recovery Guidelines for medical/surgical, behavioral health, and post-acute care admission reviews, and all Addenda
- American Society of Addiction Medicine (ASAM), 4th Edition, Patient Placement Criteria-2R or its most current version.

3.17 Maintain working relationships with networks of Health Care Providers through Preferred Provider Organizations (PPO) contracted by the Plan Sponsor or arranged by the TPA. The TPA shall be entitled to rely upon any and all representations made by Health Care Providers/PPO regarding their qualifications as Health Care Providers, and shall have no obligation or liability to obtain, verify or monitor such qualifications or credentials.

If applicable, a separate fee will be charged for PPO network services, TPA coordination and system maintenance for PPO networks, as stated in Fee Schedule, Appendix A.

The TPA will not be responsible for any services provided (or any failure to provide services) by a participating PPO or Health Care Providers and specifically makes no representation, warranty or guarantee whatsoever regarding any such PPO, Health Care Providers, or their representations, qualifications or credentials.

3.18 Provide, within thirty (30) days after termination of this Agreement, a summary paid Claim report of all Claims paid twenty-four (24) months prior to the date of termination, copies of any governmental reports, and other plan documentation to the Plan Sponsor. Until that time, these records will be maintained at the TPA's principal administrative office. Claim files will be kept in secure storage facilities or electronic media for at least six (6) years following the termination of the Plan Year. Copies of any materials in storage will be available to the Plan Sponsor for a copy fee of fifteen ($0.15) cents per page copied plus a retrieval fee of Ten Dollars ($10.00) per box or electronic media access. At the end of the six (6) year period or termination of this Agreement, if earlier, the TPA shall notify the Plan Sponsor that these records will be destroyed.

3.19 Provide Medicare, MSP, and §111 reporting services.

3.20 Provide non-proprietary information and documents as requested by the Plan Sponsor to brokers and agents designated by the Plan Sponsor. However, if the Plan Sponsor has entered into an agent of record agreement with any new agent or broker, and the TPA has notice of the same, the TPA shall not be required to provide any information or documentation to other agents or brokers unless or until the Plan Sponsor has terminated the original agent of record agreement and notified the original agent of record of the termination. The TPA shall have the express right to contact any agent of record to verify the agent of record agreement has been terminated. A separate fee will be charged for this service as stated in Appendix A.

3.21 For Plan Sponsors which have designated subsidiaries, divisions, or which are a Multiple Employer Welfare Arrangement (MEWA): when any designated subsidiary, division or member employer of a MEWA terminates coverage under the plan that is the subject of this Agreement, the TPA will automatically perform run-out services for a period of three (3) months after the date of such termination for such designated subsidiary, division or member employer, unless directed not to do so by the Plan Sponsor in writing. The fee for each month of run-out services will be equal to the claims processing fee(s) stated in Appendix A, based upon the designated subsidiary's, division's or MEWA member employer's number of enrolled Plan Participants for the month immediately prior to the date of termination of coverage. Plan Sponsor will also pay the TPA run-out services fees for any enrolled Plan Participants who were laid-off or otherwise terminated from the rolls of the Plan during the term of this Agreement if the total number of such laid-off or terminated Plan Participants exceeds five percent (5%) of the total number of enrolled Plan Participants during the first month of this Agreement. Final reconciliation of run-out services fees will be made within ninety (90) days of the end of this Agreement.

3.22 Fees for the services described in Article III are set out in Appendix A hereto. Such fees are fixed for the initial term of this Agreement except that the fees are subject to change under the following conditions:

(a) if the Plan Sponsor's census of enrolled employees increases or decreases by more than ten percent (10%) from the number of employees that were enrolled upon the commencement of this Agreement;
(b) if the Plan Sponsor significantly alters the design or complexity of its health benefit plan;
(c) regularly requesting and obtaining extra-contractual services from the TPA; or
(d) any legal or regulatory changes significantly impacting the quantity or types of services TPA provides to the Plan Sponsor.

3.23 The TPA will comply with the applicable laws and rules for the storage, transmission and release of any "protected health information" (used herein as such defined in HIPAA). Notwithstanding any other provision of this Agreement, the TPA shall not be required to do any act which in its judgment violates HIPAA.

3.24 The TPA will provide consolidated billing services if checked as an included service in Appendix A. Specifically, the TPA will bill fees and premiums for other employee benefits including, but not limited to, group life, group AD&D and/or group short term and long term disability to the Plan Sponsor, and will remit the premium collected to the applicable carrier.

3.25 TPA will provide administrative interface services for the plan sponsor with the Plan's Pharmacy Benefit Manager including but not limited to census reconciliation and claims information transfer.

3.26 If delegated to do so in Appendix A of this Agreement, act as an authorized representative of the Plan and file the gag clause prohibition attestation as required by the Consolidated Appropriations Act (2021), related to: (1) Cigna network contracts; (2) Montana Allegiance Direct network contracts; (3) this Agreement; and (4) (if applicable) any pharmacy arrangements where TPA holds the contract or maintains the contract for the Plan. TPA assumes none of the Plan's responsibility or liability for complying with the filing requirement by acting as the Plan's authorized representative for this limited purpose.

3.27 Submit the reporting required under Section 204 of the Consolidated Appropriations Act (2021), on the Plan's behalf for claims paid by the TPA from January 1st through December 31st of the applicable year. TPA assumes none of the Plan's responsibility or liability for assisting the Plan with complying with this section for this limited purpose.

ARTICLE IV: THE PLAN SPONSOR'S RESPONSIBILITIES

The Plan Sponsor or Employer will:

4.1 Establish the Plan together with a framework of policies, interpretations and rules, which shall be the basis for the TPA's performance of its duties under this Agreement. Maintain current and accurate Plan eligibility and coverage records, verify Covered Person eligibility and submit eligibility and coverage information monthly, or more often if requested by the TPA, to the TPA at its designated electronic or postal address.

This information shall be provided in a format acceptable to the TPA and shall include the following for each Covered Person: name and address, Social Security number, date of birth, type of coverage, sex, relationship to employee, changes in coverage, date coverage begins or ends, and any other information as necessary to determine eligibility and coverage under the Plan.

The Plan Sponsor assumes the responsibility for and will hold the TPA harmless from the erroneous disbursement of benefits by the TPA in the event of error or neglect by the Plan Sponsor or Employer in providing eligibility and coverage information to the TPA, including, but not limited to, failure to give timely notification of ineligibility or termination of a former Covered Person, or fraudulent enrollment and/or continuation of coverage.

4.2 The TPA shall make recommendations regarding Claims determinations. The Plan Sponsor shall have the sole authority to resolve all Plan ambiguities and interpretations, questions and disputes relating to the Plan eligibility of a Covered Person, Plan coverage and denied Claims.

The Plan Sponsor shall have the sole authority to make determinations regarding appeal of denied Claims. The Plan Sponsor will respond to any written request for information made by the TPA within ten (10) Working Days of receipt of the request.

Resolve all Plan ambiguities, questions and disputes relating to the Plan eligibility of a Covered Person, Plan coverage, denial of Claims or decisions regarding appeal or denial of Claims, or any other Plan interpretation questions. The Plan Sponsor will respond to any written request made by the TPA within ten (10) Working Days of receipt of the request.

The TPA will administer and process Claims in accordance with Article III if the Plan Document and Summary Plan description are clear and unambiguous as to the validity of the Claims and the Covered Person's eligibility for coverage under the Plan. The TPA will have no discretionary authority to interpret the Plan or adjudicate Claims. If processing a benefit Claim requires interpretation of ambiguous Plan language, and the Plan Sponsor has not previously indicated to the TPA the proper interpretation of the language, then the Plan Sponsor will be responsible for resolving the ambiguity or any other dispute.

In any event, the TPA shall rely upon the Plan Sponsor's decision as to any Claim (whether or not it involves a Plan ambiguity or other dispute) and such decision by the Plan Sponsor shall be final and binding unless modified or reversed by a court or regulatory agency having jurisdiction over such Claim matter.

4.3 Fully fund the Claims Payment Account every week based upon the Claims batch report provided by the TPA.

4.4 Set funding levels for the Plan at a minimum level necessary to cover the expected Claims costs, administrative expenses and incurred but not reported Claims liability and fund the Plan at such level.

4.5 Not request or require the TPA, under any circumstances, to issue Claims drafts for Claims, stop loss or excess loss insurance premiums, or any other costs arising out of the subject matter of this Agreement, unless the Plan Sponsor has so authorized and has previously deposited sufficient funds to cover such Complete Claims or other Plan expense obligations and payment(s).

4.6 Provide the TPA with copies of any and all revisions or changes to the Plan at least five (5) Working Days prior to the effective date of the changes. Failure to provide timely notice may result in additional claims processing fees as set forth in Appendix A.

4.7 Provide, and timely distribute, all notices and information required to be given to Covered Persons, including Summary Annual Reports. Maintain and operate the Plan in accordance with applicable law. Maintain all recordkeeping and file all forms relative thereto pursuant to any federal, state or local law, unless this Agreement specifically assigns such duties to the TPA.

4.8 Acknowledge that it is the Plan Sponsor, Plan Administrator, and Named Fiduciary. As such, the Plan Sponsor retains full discretionary control and authority and discretionary responsibility in the operation and administration of the Plan.

4.9 Pay or reimburse TPA for any taxes, assessments for fees arising solely out of the operations of the Plan or the services provided under this Agreement that are levied against the Plan or against the TPA by any governmental entity whether federal, state or local, or any political subdivisions or instrumentality thereof. Taxes based on TPA's net income or licenses TPA is required to maintain to provide the services under this Agreement shall be the sole responsibility of TPA.

4.10 Hold confidential information that is proprietary to the TPA or information or material not generally known by personnel other than management employees of the TPA. The Plan Sponsor agrees not to use or disclose proprietary information of the TPA. Such proprietary information includes, but is not limited to, information designated as "trade secrets" under the Montana Uniform Trade Secrets Act, Title 30, Chapter 14, Part 4 of the Montana Code Annotated and any other constitutional protections. Except as prohibited by the Consolidated Appropriations Act of 2021, the Plan Sponsor acknowledges that such proprietary information shall include financial information, reasonable and customary Claims levels, and Claims administration guidelines or procedures of the TPA or its affiliates or subcontractors.

4.11 Pay, in accordance with the Fee Schedule, Appendix A, the TPA's fees for services rendered under this Agreement. The TPA is expressly directed by the Plan Sponsor to pay any excess loss insurance premiums (where applicable), fee, cost or charge then due to the TPA prior to application of funds to payment of Claims or any other costs arising out of the Plan or subject matter of this Agreement. The Plan Sponsor specifically directs that all funds provided to TPA under this Agreement will be disbursed in the following order: First to pay excess loss insurance premiums where applicable, claims administration fees, costs and related expenses incurred by TPA and, second, to pay benefit claims arising under the Plan.

4.12 Maintain any fidelity bond or other insurance as may be requested by state or federal law for the protection of the Plan and Covered Persons.

4.13 Maintain Stop Loss or Excess Loss insurance with an admitted insurance company.

4.14 Promptly notify the TPA of any termination notice, expiration lapse, or modification of Stop Loss or Excess Loss insurance, life insurance, disability insurance, conversion insurance or any other insurance purchased in conjunction with the Plan.

4.15 Ensure that there is adequate release and authorization from each participant and/or beneficiary under the Plan permitting Health Care Providers to share with TPA and TPA to share with Health Care Providers and other service providers to the Plan any and all information, whether protected or individually identifiable, which may be necessary to perform the services anticipated by this Agreement and any Appendices hereto. TPA may in its sole discretion, require participants and/or beneficiaries of the Plan to execute additional releases and authorizations for the use and disclosure of such information. TPA may refuse to release protected or other individually identifiable health care information to Plan Sponsor, its agents and designees if such authorizations and/or releases are not provided.

4.16 Have the sole responsibility for reporting and disclosure, including but not limited to plan documents, summary plan descriptions, summaries of material modifications, participant communications, pre-retirement counseling to participants, bonding filings or other compliance required of, by or for the Plan, their participants and beneficiaries, or the Plan Sponsor by ERISA, the Internal Revenue Code, or any other related and/or applicable federal, state or local laws, rules or regulations. Plan Sponsor shall indemnify and hold harmless TPA from any claim or expense incurred as a result of the Plan Sponsor's failure to comply with the requirements or provisions of applicable, federal, state, and local laws, rules and regulations.

4.17 Shall be solely responsible for paying all fees, expenses, or costs attributable to any legal action or proceeding brought to recover a claim for benefits under the Plan. TPA shall, however, make available to the Plan Sponsor and its counsel, such evidence which relates to or is relevant to such action or proceeding as TPA may have as a result of the performance of the services set forth in this Agreement. TPA shall promptly notify the Plan Sponsor in writing of any legal actions of which it becomes aware that involve the Plan or the Plan Sponsor. Any legal fees incurred by TPA in connection with any legal action or proceeding brought to recover a claim for benefits under the Plan shall be the responsibility of the Plan Sponsor.

4.18 Provide timely, accurate and complete information required by TPA to provide the services that TPA has agreed to perform under this Agreement. TPA shall have the right to rely on such information. Such information shall include but not be limited to all necessary eligibility enrollment and participant data; and copies of all governing documents of the Plan and any amendments thereto, including any written policies, interpretations, rules, practices or procedures concerning same. Such information shall be provided upon execution of this Agreement and immediately following modification or amendment. TPA shall have the right to assume that all such information is accurate and complete and TPA shall be under no duty to question such information. Plan

Sponsor shall reimburse TPA at its standard hourly rates for TPA's costs incurred for efforts expended to remedy data or information inaccuracies as were provided by the Plan Sponsor.

4.19 File and timely pay all applicable PCORI and Transitional Reinsurance fees and file and distribute to employees all applicable IRS Form 1094 and 1095 forms.

4.20 Have the sole responsibility for filing an annual gag clause prohibition attestation in compliance with the Consolidated Appropriations Act (2021), even if the Plan elects to delegate TPA to act as an authorized representative for the filing in relation to some of the Plan's contracts.

4.21 By May 1st of the reporting year, Plan Sponsor must provide any information or data required for the TPA to submit the reporting under Section 204 of the Consolidated Appropriations Act (2021), on the Plan's behalf. TPA assumes none of the Plan's responsibility or liability for assisting the Plan with complying with this section for this limited purpose.

ARTICLE V: DURATION OF AGREEMENT

5.1 This Agreement shall commence and end on the dates first written above, unless terminated earlier in accordance with this Article. This Agreement shall automatically renew at the end of each term for an additional twelve (12) month period pursuant to receipt of a fee quote from the TPA for the succeeding twelve (12) month period, or unless modified or terminated as described below. The fee quote in this subsection must be accepted, in writing, by the Plan Sponsor prior to the renewal date for the period to which the fee quote applies. Non-acceptance of the renewal fee quote shall cause this Agreement to lapse and terminate at 5:00 P.M. on the last Working Day of this Agreement.

5.2 At any time during the term of this Agreement, either the Plan Sponsor or the TPA may amend or change the provisions of this Agreement. These amendments or changes must be agreed upon in advance in writing by both the Plan Sponsor and the TPA. If any such amendment increases the anticipated Claims experience under the Plan or the TPA's cost of administering the Plan, the Plan Sponsor agrees to pay any increase in Claims expenses, as well as increases in administrative fees or other costs which the TPA reasonably expects to incur as a result of such modification.

Any amendment which affects only the Fee Schedule, Appendix A, may be made, in writing, signed by all parties, and without other formal amendment of this Agreement. All fee quotes accepted by the Plan Sponsor for renewals of this Agreement will be incorporated into this Agreement as amendments to the Fee Schedule, Appendix A.

5.3 Either the Plan Sponsor or the TPA may terminate this Agreement at any time, by giving sixty (60) days' advance written notice to the other party unless both parties agree to waive such advance notice. At the option of the party initiating the termination, the other party may be permitted a cure period (of a length determined by the party initiating the termination) to cure any default.

5.4 The TPA may, at its sole option, terminate this Agreement with ten (10) days' written notice upon the occurrence of any one or more of the following events pertaining to the Plan Sponsor:

(a) The Plan Sponsor fails to fund the Claims Payment account;
(b) The Plan Sponsor fails to pay administration fees or other fees for the TPA's services upon presentation for payment and in accordance with the Fee Schedule, Appendix A;
(c) The Plan Sponsor fails to comply with any federal, state or other government statute, rule or regulation;
(d) The Plan Sponsor, through its acts, practices, or operations, exposes the TPA to any existing or potential investigation or litigation;
(e) The Plan Sponsor permits its stop loss or excess loss insurance to lapse, whether by failure to pay premiums or otherwise;
(f) The Plan Sponsor loses its licensure or certification, if required by law, to continue the Plan;
(g) Insolvency of the Plan;
(h) Court appointment of a permanent receiver for substantially all of the Plan Sponsor's assets;
(i) A general assignment of the benefit of credits by the Plan Sponsor; or
(j) The filing of a voluntary or involuntary petition of bankruptcy, if such petition is not dismissed within forty-five (45) days of the date of filing, provided that an order for relief from automatic stay has been obtained, or with respect to a Chapter 11 proceeding, that the bankrupt or Bankruptcy Trustee fails to reaffirm this Agreement and provide adequate assurances pursuant to 11 USC 365.

5.5 The Plan Sponsor may, at its option, terminate this Agreement with ten (10) days' written notice upon the occurrence of any one or more of the following events pertaining to the TPA:

(a) Court appointment of a permanent receiver for all or substantially all of the TPA's assets;
(b) A general assignment of the benefit of credits by the TPA;
(c) The filing of a voluntary or involuntary petition of bankruptcy, if such petition is not dismissed within forty-five (45) days of the date of filing, provided that an order for relief from automatic stay has been obtained, or with respect to a Chapter 11

proceeding, that the bankrupt or Bankruptcy Trustee fails to reaffirm this Agreement and provide adequate assurances pursuant to 11 USC 365;

(d) The TPA loses its licensure or certification required by law to continue its business or continue as third party administrator;

(e) The TPA fails to comply with any federal, state or other governmental statute, rule or regulation;

(f) The TPA, through its acts, practices, or operations, exposes the Plan Sponsor to any existing or potential investigation or litigation; or

(g) Funds are not appropriated for this Agreement for any individual fiscal year of the Plan Sponsor.

5.6 At the written request of the Plan Sponsor and subject to the Plan Sponsor's continuing obligation to fund the Claims Payment Account, and to timely pay any outstanding amounts due and payable to the TPA under the terms of this Agreement, the TPA may, at its sole discretion, agree to process incurred but not reported Claims after the termination of this Agreement (run-out services). The written request of the Plan Sponsor must be received simultaneously with the notice of termination required by subsection 5.3 of this Agreement. Such agreement (Run-out Services Agreement), if any, shall be in writing and a separate fee will be charged for this service.

5.7 If this Agreement terminates for any reason and no Run-out Service Agreement is requested, or if the TPA declines to provide run-out services, the TPA shall have no obligation to:

(a) Complete the processing of any claim requests that were pending or otherwise not Complete Claims or complete the processing of any Complete Claims if the Plan Sponsor has failed to provide funds for the payments of any benefits due;

(b) Accept or process requests for claim payments presented to it after termination of this Agreement irrespective of when such claim was incurred;

(c) Issue claims checks after the termination date of this Agreement for any request for claims payments relative to conditions existing before, on or after such a date.

(d) Provide ongoing customer service to Plan Participants or Health Care Providers; or

(e) Perform any other task or requirement of this Agreement, except for those requirements that specifically survive termination of this Agreement.

5.8 If the Plan Sponsor terminates this Agreement on or before the expressed expiration date of this Agreement, but after such termination date becomes entitled to any reimbursements pursuant to the provisions of the Plan Sponsor's Stop Loss or Excess Loss insurance policy aggregate or specific loss reimbursement provisions, and no separate Run Out Services Agreement is executed, the Plan Sponsor shall pay to the TPA the fee as stated in Appendix A for all services rendered by the TPA after termination of this Agreement regarding such reimbursements requests made to or claims paid by a Stop Loss or Excess Loss insurance company.

5.9 In the event this Agreement is terminated for any reason, the TPA will send all stale dated and returned checks to Plan Sponsor's last known address and TPA shall have no further responsibility or liability for the checks or the disposition thereof. This provision shall survive termination of this Agreement.

5.10 The Plan Sponsor specifically acknowledges that the TPA incurs ongoing costs for staffing, long term planning, maintenance of customer service support and other costs connected with providing services to Plan Sponsor's Plan, and that the notice of termination and terminate date provisions of this Agreement provide adequate notice to the TPA so that unnecessary costs are not incurred by the TPA if the Plan Sponsor terminates this Agreement. In that regard, it is specifically agreed by the Plan Sponsor that in the event that the Plan Sponsor either fails to provide the advance notice for termination required by this Agreement, or terminates this Agreement other than on its express expiration date, the Plan Sponsor shall pay to the TPA a fee equal to two times the amount of Plan Sponsor's administrative fees payable to the TPA for the month immediately prior to the date notice of termination is received. The amount payable under this provision shall be as liquidated damages incurred by the TPA for the costs recited in this subsection, in lieu of specific calculation of the same, and not as a penalty. The liquidated damages will be in addition to any other fees required under this Agreement or any subsequent Run-out Services Agreement between the parties.

ARTICLE VI: MISCELLANEOUS

6.1 This Agreement, together with all addenda, exhibits and appendices, supersedes any and all prior representations, conditions, warranties, understandings, proposals or other agreements between the Plan Sponsor and the TPA hereto, oral or written, in relation to the services and systems of the TPA, which are rendered or are to be rendered in connection with its assistance to the Plan Sponsor in the administration of the Plan.

6.2 This Agreement, together with the aforesaid addenda, exhibits, and appendices, constitutes the entire Administrative Services Agreement of whatsoever kind or nature existing between or among the parties.

6.3 The parties hereto, having read and understood this entire Agreement, acknowledge and agree that there are no other representations, conditions, promises, agreements, understandings or warranties that exist outside this Agreement which have been made by either of the parties hereto, which have induced either party or have led to the execution of this Agreement by either party. Any statements, proposals, representations, conditions, warranties, understandings or agreements which may have been

heretofore made by either of the parties hereto, and which are not expressly contained or incorporated by reference herein, are void and of no effect.

6.4 Except as provided in Article V, no changes in or additions to this Agreement shall be recognized unless and until made in writing and signed by all parties hereto.

6.5 In the event any provision of this Agreement is held to be invalid, illegal or unenforceable for any reason and in any respect, such invalidity, illegality or unenforceability shall in no event affect, prejudice or disturb the validity of the remainder of this Agreement, which shall remain in accordance with its terms.

6.6 The Plan Sponsor will notify the TPA within ten (10) Working Days of any inquiry made by any Covered Person or authorized representative of any Covered Person related to Plan Documents, Plan Records, Claims, Claims Appeals, Claims Disputes, threatened litigation, lawsuits pertaining to the Plan or any inquiry made by federal or state authority regarding the Plan.

6.7 In the event that either party is unable to perform any of its obligations under this Agreement because of natural disaster, fire, flood, wind storm, power outage, labor unrest, civil disobedience, acts of war (declared or undeclared), or actions or decrees of governmental bodies or any event which is referred to as a "Force Majeure Event", the party who has been so affected shall immediately notify the other party and shall do everything possible to resume performance.

Upon receipt of such notice, all obligations under this Agreement shall be immediately suspended. If the period of non-performance exceeds fourteen (14) Working Days from the receipt of notice of the Force Majeure Event, the party whose ability to perform has not been so affected may terminate this Agreement by giving ten (10) Working Days' written notice.

6.8 All notices required to be given to either party by this Agreement shall, unless otherwise specified in writing, be deemed to have been given three (3) days after deposit in the U.S. Mail, first class postage prepaid, certified mail, return receipt requested.

Any official notice to the TPA will be mailed to the attention of: President, 2806 South Garfield St., Missoula, MT 59801.

Any official notice to the Plan Sponsor will be mailed to the attention of: Kelly Thompson, Town of Jackson, 150 East Pearl, PO Box 1687, Jackson, WY 83001.

6.9 Employees hired by the TPA are hired on the basis of merit and qualifications, and there is no discrimination on the basis of race, color, religious creed, political ideas, sex, age, marital status, physical handicap, national origin or ancestry by persons performing this Agreement. Qualifications mean such abilities as are genuinely related to competent performance of the particular occupational task.

6.10 This Agreement shall be interpreted and construed in accordance with the laws of the state of Wyoming except to the extent superseded by federal law.

6.11 The parties agree to use and disclose protected health information about a Covered Person in accordance with the terms of a separately provided Business Associate Agreement.

6.12 The TPA shall comply with the Montana Workers' Compensation Act while performing its obligations under this Agreement in accordance with §§39-71-120, 39-71-401 and 39-71-405, Montana Code Annotated. Proof of compliance shall be in the form of workers' compensation insurance, an independent contractor's exemption or documentation of corporate officer status. Such insurance/exemption shall be valid and in force for the duration of this Agreement.

6.13 The TPA may enter into arrangements with a Health Care Provider or group of Health Care Providers to obtain discounts in charges for Covered Services. The TPA makes no representations that such discounts will continue for any period of time or will apply in any particular factual context. Plan Sponsor agrees to pay such discounted charges based upon the terms of the arrangement, the terms of the contract between the arrangement and the Health Care Provider(s) or the terms of the contract between the TPA and the Health Care Provider(s). In no event will TPA be responsible for the loss of any such discounts except in the sole event that such loss is directly caused by commissions or omissions of the TPA which constitute gross negligence.

6.14 No forbearance or neglect on the part of either party to enforce or insist upon any of the provisions of this Agreement shall be construed as a waiver, alteration or modification of the Agreement.

6.15 Should the TPA's performance of its duties under this Agreement be made materially more burdensome or expensive due to an increase in US Postal Service rates or due to a change in federal, state or local laws or imposition of fees there under, any such additional fees shall be paid by Plan Sponsor.

6.16 The TPA and the Plan Sponsor specifically state, acknowledge and agree that it is their intent that no other parties including, but not limited to, all persons eligible for benefits under the Plan, all covered employees, and their assignees shall be third party beneficiaries of this Agreement. The parties further agree that nothing herein shall be deemed to impose on the TPA any obligation

to any other party including, but not limited to, all persons eligible for benefits under the Plan, all covered employees, and their assignees.

6.17 The Plan Sponsor acknowledges that the TPA shall have no responsibility or liability for any fines or penalties assessed by the Internal Revenue Service as a result of the issuance of annual 1099 forms to medical service providers so long as the TPA has issued the 1099 to the same name, address and TIN as billed by the medical services provider at the point of claim submission.

6.18 The Plan Sponsor does not waive its governmental immunity by entering into this Agreement and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on their behalf by their duly authorized representatives' signatures, effective as of the date first written above.

TOWN OF JACKSON
150 East Pearl
PO Box 1687
Jackson, WY 83001

By: _____
(Name/Title)

By: _____
(Signature)

Date: _____

ALLEGIANCE BENEFIT PLAN MANAGEMENT, INC.
2806 S. Garfield St.
Missoula, MT 59801

By: **Stephen A. Tahta**
President and General Manager

By: _____
(Signature)

Date: _____

APPENDIX A

FEE SCHEDULE AND FINANCIAL ARRANGEMENT

I
Fee Schedule

The Plan Sponsor and the TPA hereby agree to the compensation schedules set forth below as being the sole compensation to the TPA for the performance of its obligations under this Agreement. Monthly fees are based upon Plan Participant enrollment as of the beginning of each month.

A. Administration fee of $31.90 per Plan Participant per month, which fee shall include services for production and maintenance of Plan Documents/Summary Plan Description, plan building, amendment production, plan document compliance, applicable state and federal regulatory compliance and production and mailing via bulk mail to the Plan Sponsor of health plan identification cards, and all of the following services that are checked:

X Medical Claims
X Rx Coordination
X Case Management
X Cedar Gate Technologies (Deerwalk)
X COBRA services provided by Allegiance COBRA Services, Inc., pursuant to the COBRA Administrative Services Agreement. (In addition to this fee, the TPA will also retain two (2) percent of all COBRA premiums as fees for COBRA services.)
X pre-certification, continued stay review, concurrent utilization review, or coordination of large case management referrals.
X PBM management fee for regular eligibility maintenance, file maintenance, ID card production, reporting customer service assistance and other services performed by the TPA in connection with the PBM agreement for and on behalf of the participating Plan. Any administrative fees charged by the Pharmacy Benefit Management (PBM) company that is utilized by the Plan pursuant to written agreement with the Plan, the PBM and the TPA, will be paid by Plan Sponsor

Plan materials will be delivered to the Plan Sponsor. An additional postage and handling fee will be paid to the TPA for mailing materials to individual Plan Participants.

B. $225.00 per case for Allegiance Maternity Management Program Services with gift card incentive. For Maternity Management Program Service with tiered incentive determined by trimester, incentive is separate and is billed directly to the Plan Sponsor.

C. Allegiance Care Management Medical Review fees:

Doctors: $275.00/hour
Nurses: $100.00/hour

D. Hourly fee of $175.00 for Ad-Hoc Reporting (customized reports, changes to standard reports, correspondence, documents or other materials). Such services must be agreed to in advance by the Plan Sponsor.

E. Hourly fee of $175.00 for welfare plan consulting. Such services must be agreed to in advance by the Plan Sponsor.

F. Hourly fee of $175.00 for audit assistance services as described in Article III of this Agreement. This Hourly fee of $175.00 also applies to audit assistance services and any other services provided by the TPA after termination of this Agreement and in the absence of a separate Run Out Services Agreement or for services not fully described in a separate Run Out Services Agreement. Services must be agreed to in advance by the parties.

G. Hourly fee of $175.00 for non-standard stop loss services during the term of this Agreement. Hourly fee of $175.00 for any stop loss reimbursement services provided by the TPA after termination of this Agreement in the absence of a separate Run Out Services Agreement or for services not fully described in a separate Run Out Agreement. Services must be agreed to in advance by the parties.

H. Hourly fee of $175.00 for special programming requests or research including production of any special claims history reports. Such services must be agreed to in advance by the Plan Sponsor.

I. Special Reports requested by the Plan Sponsor and produced by the TPA upon prior agreement as to report(s) and fee(s). Such services must be agreed to in advance by the Plan Sponsor

J. Final fee of $500.00 for providing eligibility/enrollment files in electronic format acceptable to TPA without special programming to the Plan Sponsor (if requested in writing). Such services must be agreed to in advance by the Plan Sponsor.

K. Final fee of $2,500.00 for providing Claims history file in electronic format acceptable to TPA without special programming to the Plan Sponsor (if requested in writing). Such services must be agreed to in advance by the Plan Sponsor.

L. Check customization, customized printed material, special statistical reports other than those enumerated in this contract, special medical underwriting, calculation of or completion of any documentation necessary for new taxes assessed against the Plan, or other services mutually agreed upon will be billed separately at the rate of $175.00 per hour for such services. Such services must be agreed to in advance by the Plan Sponsor.

M. A fee equal to the actual costs for printing a Summary Plan Description Booklet, together with costs of shipping for each booklet.

N. A fee of $175.00 per hour for time expended producing and providing information to agents, consultants or brokers for whom the Plan Sponsor requests Plan information be provided, together with any postage, shipping and copying costs. Paper copies will be billed at fifteen ($0.15) cents per copy and electronic copies shall be billed at $500.00 per disk in DBC or ASCII format only. Such services must be agreed to in advance by the Plan Sponsor.

O. The amount charged for PPO access fees and all other cost containment fees for any Preferred Provider Organization, claim negotiation company or cost containment vendor shall be equal to the amount charged by the PPO or Claims Negotiation Company. The Plan Sponsor will receive a report that outlines the total billed charges, the total discounts obtained, the net claims cost and the total claim savings to the Plan. The TPA may be paid a fee or a percentage of net savings payable to TPA, its parent or its affiliates, realized as a result of any negotiation or reduction in the amount of claims paid or any recovered funds obtained by TPA through employment of cost containment companies or outsourced claims editing service for unbundling and other erroneous or unacceptable medical billing practices. Specific fees at the inception of this contract for which a per Participant per month rate is charged are:

$ 4.00 per Plan Participant per month for First Health
$ 7.09 per Plan Participant per month for Cigna

P. Any mandatory fees charged by Network or Preferred Provider organizations based upon pay for performance criteria required of network providers, which fees will be paid upon receipt of billing statement from the Network or Preferred Provider organization.

Q. Funds held in accounts by TPA, until paid out for benefits, may accrue interest. The interest accrued will be retained by TPA as reasonable compensation and fees for fees assessed on the accounts, for paper, printing and postage, record keeping and account reconciliation, bank service fees, trust tax return preparation; and SSAE-18 and related trust activities audit fees.

R. Pursuant to Section 2.7 of the Agreement, TPA has secured services of Cigna Health and Life Insurance Company (CHLIC) in order to assist TPA with TPA's performance of various services. CHLIC is not a party to the Agreement or this Amendment. CHLIC may directly or indirectly contract with pharmaceutical manufacturers, or other third parties, for payments, including rebates, service fees, and other remuneration, on CHLIC's own behalf and for its own benefit, as part of its global business efforts. CHLIC negotiates, contracts, and receives such payments not as part of CHLIC's compensation for any services it provides to the Employer or the Plan. Accordingly, CHLIC retains all right, title and interest to any and all such rebates, services fees, or other remuneration that CHLIC receives pursuant to its contracts with pharmaceutical manufacturers; neither Employer, its Members, nor the Plan retains any beneficial or property interest in any such contract remuneration, which shall be considered part of the general assets of CHLIC, and are not assets of any other party, including without limitation the Plan.

TPA will provide payments to Plan that shall be calculated based on the rebates from pharmaceutical manufacturers that CHLIC receives, pursuant to its contracts with pharmaceutical manufacturers for certain drugs billed through the medical benefits, with respect to the Plan. TPA will provide programming, filing, reporting, accounting, processing, and maintenance services in order to process and account for such payments with respect to the Plan's utilization. TPA shall remit payments to the Plan that are calculated based on 75% of rebates that CHLIC receives from pharmaceutical manufacturers, pursuant to CHLIC's contracts with the manufacturers, for certain drugs billed through medical benefits for the Plan. TPA will be compensated for the services identified in this Agreement in an amount based on 25% of the aforementioned rebates that CHLIC receives. TPA shall remit the payments to Plan on a quarterly basis.

CHLIC retains all right, title and interest in its proprietary contracts, and to any and all such rebates or other remuneration received from pharmaceutical manufacturers or other third parties. CHLIC is not and shall not be deemed to be a party to this Agreement for any purpose.

Payments under this section are not guaranteed.

S. Regulatory Compliance Fees **(subject to change with additional CAA requirements/regulations or other federal regulatory requirements)**:

Transparency machine readable file maintenance fee of $100.00 per month.

QPA/Mediation fees up to $239.00 per case and as applicable an independent dispute resolution fee and a federal mediator's fee set by law.

ID Card reprint: Pass through of Allegiance's costs.

Continuity of Care fee of $12.00 per COC letter sent and up to $275.00 per case for case review.

NQTL analysis:

- A fee of $450.00 per hour for preparation of an NQTL analysis report by the TPA.
- A fee of $450.00 per hour for time expended producing and providing information available to the TPA for the Plan Sponsor or its agent, consultant or broker to prepare an NQTL analysis report.
- The TPA assumes none of the Plan's responsibility or liability for preparing an NQTL analysis report or for assisting the Plan with preparing or providing the information related to an NQTL analysis.

A pass through fee to Healthcare Bluebook for maintenance of all shoppable procedures files website as required by the Consolidated Appropriations Act, 2021 (CAA) of $1.00 per Plan Participant per month.

T. Zelis: A pass through of fees to Zelis based on Allegiance's contract with Zelis for services related to claims editing and payment integrity.

U. As applicable, fee of $3,000.00 per year or $350.00 per file per data feed to any external vendor with the exception of approved Pharmacy Benefit Managers (PBMs), Stop-Loss Carriers, and Eligibility/HRIS vendors.

V. TPA will issue Massachusetts Form 1099 HC to Covered Persons over 18 years of age residing in the state of Massachusetts for a fee of $3.50 per form.

W. Gag Clause Prohibition Attestation

Plan delegates TPA to act as its authorized representative to file the gag clause prohibition attestation as required by the Consolidated Appropriations Act, 2021 (CAA) for only: (1) Cigna network contracts; (2) Montana Allegiance Direct network contracts; (3) this Agreement; and (4) (if applicable) any pharmacy arrangements where Allegiance holds the contract or maintains the contract for the Plan.

The Plan shall attest or delegate another entity to attest on the Plan's behalf annually on or before December 31st as required by the CAA for the contracts not specifically identified in the above paragraph.

II
Funding and Fee Payment Terms

Allegiance Benefit Plan Management, Inc., will establish and maintain a zero balance Claims Payment Account for payment and reimbursement of Covered Services.

TPA will notify Plan Sponsor or its designee on a weekly basis of amount required to be deposited to the Claims Payment Account to pay claims after they have been processed for payment. Notification of the amount required to be deposited will take place as follows:

On Monday of each week (Tuesday, if Monday coincides with a recognized Federal holiday), an electronic notification will be provided to Plan Sponsor that the weekly report of claims processed for payment is available on TPA's secured website.

Upon approval from Plan Sponsor, TPA will effect an electronic withdrawal of funds from an account designated by Plan Sponsor on a Debit Authorization form.

TPA will generate a monthly bill for fees. Payment of monthly billing will be as follows:

On or about the 25th of each month, TPA will provide an electronic notification to Plan Sponsor that the monthly bill is available on TPA's secured website.

Upon approval from Plan Sponsor, TPA will effect an electronic withdrawal of funds from an account designated by Plan Sponsor on the Debit Authorization Form.

III
Stop Loss Arrangement

The Plan Sponsor agrees to do the following:

Purchase and maintain Stop Loss insurance and provide a copy of the Stop Loss contract to the TPA prior to the effective date of this Agreement.

Excess loss insurance will be purchased with Employer contributions or funds and NOT with Employee contributions or Plan Assets.

_____
Initials
(Plan Sponsor)

_____
Initials
(TPA)

APPENDIX B

SUBROGATION AND REIMBURSEMENT SERVICES

The Plan Sponsor and TPA hereby agree that, when permitted by law, TPA will perform certain services in connection with the Plan regarding subrogation and reimbursement rights of the Plan and for the fees stated in this Appendix.

A. TPA shall provide recovery services for subrogation/reimbursement of Complete Claims paid by the Plan. Subrogation services shall include direct recovery on behalf of the Plan against third parties and reimbursement services shall include recovery of Plan funds from those Covered Persons who have recovered damages from third parties. Such services shall include review of paid Complete Claims and applicable medical records, identifying potential subrogation and reimbursement claims, follow up questionnaires to Covered Persons and Health Care Providers, additional research as necessary, notification to Health Care Providers, Covered Persons, and their authorized representatives, settlement of claims with prior authorization from the Plan Administrator, and other acts necessary to effectuate recovery of Plan funds.

B. The Plan Sponsor shall pay direct costs incurred by the TPA if written approval is given in advance by Plan Sponsor for subrogation and reimbursement services, including, but not limited to costs of consultants, outside legal counsel, and other professionals. The Plan Sponsor shall also pay the TPA twenty-five percent (25%) of the total funds recovered from subrogation or reimbursement less any direct costs incurred by the TPA. Plan Sponsor shall never receive less than seventy-five (75%) of any subrogation recovery.

C. If necessary to retain outside legal counsel for recovery of Plan funds, the Plan Sponsor shall have sole discretion to select and retain legal counsel.

D. Plan Sponsor and TPA acknowledge that negotiation or waiver of a subrogation/reimbursement claim may be necessary as a result of state or federal law or the specific facts and circumstances of the disputed Claim. The TPA shall refer any requests for negotiation or waiver of a claim to the Plan Sponsor for final settlement.

_____
Initials
(Plan Sponsor)

_____
Initials
(TPA)

APPENDIX C

COBRA ADMINISTRATIVE SERVICES AGREEMENT

This COBRA Administrative Services Agreement (hereinafter "Agreement") is entered into July 1, 2025, by and between **TOWN OF JACKSON**, (hereinafter "Plan Sponsor"), whose address and phone number are 150 East Pearl, PO Box 1687, Jackson, WY 83001; (307) 733-3937, and **ALLEGIANCE COBRA SERVICES, INC.**, (hereinafter "TPA"), whose address and phone number are 2806 S. Garfield St, PO Box 2097, Missoula, MT 59806; (406) 721-2222.

WHEREAS, the Plan Sponsor and/or the plan administrator of the group health plan sponsored by the Plan Sponsor is required to perform certain duties pursuant to continuation of benefits coverage requirements;

WHEREAS, the Plan Sponsor has selected the TPA to perform certain nondiscretionary and ministerial duties pursuant to the Plan Sponsor's continuation of benefits coverage requirements;

NOW THEREFORE, in consideration of the terms and conditions hereinafter set forth, the parties agree as follows:

SECTION 1: **Definitions**

1.1 "COBRA" means the Consolidated Omnibus Budget Reconciliation Act of 1985 or the Public Health Service Act, as amended or interpreted from time to time, and applicable regulations.

1.2 "COBRA Participant" means any person who is properly enrolled for and entitled to benefits from the Plan, pursuant to COBRA continuation coverage.

1.3 "Plan" means the self-funded health and welfare benefit plan which is the subject of this Agreement and which the Plan Sponsor has established pursuant to the Plan Document.

1.4 "Plan Administrator" means the person or entity designated by the Plan Sponsor to manage the Plan and make all discretionary decisions regarding Plan terms and managing Plan assets.

1.5 "Plan Participant" is any employee, retiree or COBRA beneficiary who is properly enrolled and eligible for benefits under the Plan.

1.6 "Qualified Beneficiary" means a covered person under the Plan, who is eligible to continue coverage under the Plan in accordance with the applicable provisions of COBRA, regarding Qualified Medical Child Support Orders, or in accordance with any other applicable Federal or State law.

"Qualified Beneficiary" also means a child born to, adopted by or placed for adoption with a covered employee or former employee, at any time during active COBRA continuation coverage of that employee or former employee.

1.7 "Qualifying Event" means:

a. With respect to a covered employee or former employee, termination of employment of the employee (except for termination as a result of gross misconduct), or reduction of hours of employment causing the employee to become ineligible for coverage.

b. With respect to an eligible dependent or spouse of a covered employee or former employee, termination of employment of the employee (except for termination as a result of gross misconduct), reduction of hours of employment causing the employee to become ineligible for coverage, the covered employee's entitlement to Medicare, the death of the covered employee, the divorce or legal separation of the spouse from the covered employee, and an eligible dependent who ceases to be a dependent as that term is defined by the Plan.

c. With respect to eligible retirees and their eligible dependents, the commencement of a bankruptcy proceeding.

d. Any other qualifying event as defined by law and as the law may be amended or interpreted from time to time.

SECTION 2: **Relationship of Parties**

2.1 Independent Contractor. Plan Sponsor acknowledges that the TPA is an independent contractor as defined in section 39-71-120 of the Montana Code Annotated, as amended, for purposes of this Agreement. As such, the TPA is not an agent or employee of Plan Sponsor and does not assume any liability or responsibility for any breach of duty or act of omission by Plan Sponsor.

2.2 Plan Fiduciary. Plan Sponsor acknowledges and agrees that the performance by the TPA of its obligations under this Agreement does not make the TPA a plan administrator, plan sponsor, or fiduciary as defined by ERISA or other applicable law, and Plan Sponsor will not identify the TPA or any of its affiliates as such. The Plan Sponsor further acknowledges and agrees that it is the plan sponsor, plan administrator, and named fiduciary as defined by ERISA or other applicable law. As such, Plan Sponsor retains full discretionary authority, control, and responsibility for the operation and administration of the Plan.

2.3 No Legal or Tax Advice. Plan Sponsor acknowledges and agrees that the TPA will not be deemed to be a legal or tax advisor as a result of the performance of its duties under this Agreement.

2.4 Subcontractors. The TPA may subcontract the services of computer companies, consultants, attorneys, accountants, and other organizations that it deems necessary in the performance of its obligations under this Agreement. At the discretion of the TPA, such services may be performed directly by the TPA, wholly or in part, through a subsidiary or affiliate of the TPA or under an agreement with an organization, agent, or other person of its choosing. Any such services resulting in a fee not agreed to in Appendix A, Fee Schedule and Financial Arrangement in the Administrative Services Agreement between Plan Sponsor and Allegiance Benefit Plan Management, shall have prior written authorization by the Plan Sponsor.

2.5 Third Party Administrator Licensure. The TPA represents that during the term of this agreement it will be licensed or registered as necessary in the Plan Sponsor's state of domicile.

SECTION 3: **Responsibilities of Plan Sponsor**

3.1 Initial Notice: If applicable, Plan Sponsor will notify the TPA within thirty (30) days after employees and/or their dependents enroll in Plan Sponsor's Plan of such enrollment to allow the TPA to send the employee an initial COBRA notice.

3.2 Qualifying Event Notice: Plan Sponsor will notify the TPA or cause the TPA to be notified when employees and/or their dependents have a Qualifying Event as follows:

a. Within thirty (30) days of the employee's death, termination from employment for any reason including gross misconduct, or reduction of employment hours.

b. Within sixty (60) days of the divorce or legal separation of the employee or the date at which a dependent child ceases eligibility under the Plan.

c. Within sixty (60) days of a second Qualifying Event of a Qualified Beneficiary dependent or spouse, such as the divorce or legal separation from the covered employee, death of the covered employee, entitlement to Medicare or the dependent child ceasing eligibility under the Plan.

3.3 Late Notice of Qualifying Event: If any employee or dependent of an employee provides notice to the Plan Sponsor of divorce or legal separation, entitlement to Medicare, or that a dependent child ceases eligibility under the Plan, and such notice is made more than 60 days after the Qualifying Event, Plan Sponsor will notify the TPA in writing of the same within ten (10) days after receiving the notice.

The TPA will not enroll those persons who provided notice in such manner for COBRA continuation coverage, unless specifically directed to do so in writing, by the Plan Sponsor and/or the Plan Administrator.

3.4 Qualified Beneficiary Information: Plan Sponsor will provide the TPA the following information with notice of a Qualifying Event:

a. The name, address, and Social Security number of the employee.

b. The name, address, and Social Security number for any covered dependents.

c. Date and description of the Qualifying Event, or if not a Qualifying Event, the date and reason, if known, for dropping or terminating Dependent coverage. If the Plan Sponsor knows that the Participant's reason for dropping or terminating Dependent coverage is in contemplation of divorce or legal separation, Plan Sponsor shall notify the TPA of the same to assure that any affected Dependent receives notice of any COBRA rights to which he or she is entitled.

3.5 SSI Determination Letters: Plan Sponsor will forward copies of any Social Security Disability Determination letters it may receive from COBRA Participants within ten (10) days after Plan Sponsor receives the same and has date stamped the letter.

3.6 Plan Sponsor Plan, Changes, and Amendments: Plan Sponsor will notify the TPA of any changes in benefits, eligibility and/or premiums for Plan Sponsor's Plan, in accordance with the terms of the Administrative Service Agreement for the Plan Sponsor's Plan.

3.7 COBRA Premiums: Plan Sponsor will determine the amount to be charged for COBRA premiums and notify the TPA of the same, in writing, upon execution of this Agreement. Plan Sponsor will notify the TPA in writing of any premium changes at least thirty (30) days prior to the effective date of the change or as soon as reasonably possible thereafter.

3.8 COBRA Election Forms: If Plan Sponsor receives requests for COBRA coverage, Plan Sponsor will record on the form the date it was received by Plan Sponsor. Plan Sponsor will fax a copy of the form to the TPA on the date it is received by Plan Sponsor, and will mail a copy of the same to the TPA within five (5) days of receipt by Plan Sponsor.

3.9 Premium Accounts: Plan Sponsor will establish, or cause to be established, a premium account at a bank designated by the TPA. Plan Sponsor, and not the TPA, will be the owner of such account.

Plan Sponsor authorizes the TPA to endorse COBRA premium payments received by stamping the same with "FOR DEPOSIT ONLY" and the applicable premium account number and to deposit the payments into the premium account.

3.10 Premium Payments Received from COBRA Participants: If Plan Sponsor receives premium payments directly from COBRA Participants, Plan Sponsor will notify the TPA in writing on the date of receipt, or cause the TPA to be notified in writing on the date of receipt, of the premium amount, the name of the COBRA Participant(s) for whom the premium applies, the date of receipt, and the period for which the premium applies. Plan Sponsor shall forward premium checks received to the TPA for deposit into the premium account.

3.11 Initial Grace Period: Plan Sponsor designates that the initial forty-five (45) day grace period for the premium payment will begin on the date of COBRA election.

3.12 Other: Plan Sponsor will provide any other information required by the TPA to perform its obligations under this Agreement.

SECTION 4: **COBRA Services of the TPA**

4.1 Initial Notice. If applicable, within fourteen (14) days of receipt of notice from Plan Sponsor of a newly-enrolled employee and/or spouse, the TPA will mail to the employee and/or spouse an initial notice of COBRA continuation coverage rights.

4.2 Enrollment Packet: Within fourteen (14) days of receipt of notice from the Plan Sponsor of a Qualifying Event, the TPA will mail to Qualified Beneficiaries a notice of the right to elect COBRA continuation coverage.

4.3 Enrollment of Qualified Beneficiaries: The TPA will enroll all Qualified Beneficiaries who elect COBRA continuation coverage within the time permitted by law.

4.4 Notice of Open Enrollment. The TPA will notify COBRA participants of any open enrollment periods held for employees under Plan Sponsor's Plan.

4.5 Contemplation of Divorce: Upon receipt of notice from the Plan Sponsor, the TPA will provide notices to spouses and other Dependents whose coverage is being terminated in contemplation of divorce or legal separation that they may have rights to COBRA continuation coverage when the divorce decree or legal separation is entered by a court.

4.6 Post-Election Notices: The TPA will provide all post election notices to employees and their spouses required by applicable law, including but not limited to notice of ineligibility for COBRA continuation coverage, notice of nonpayment of premium, and notice of termination of COBRA coverage. If the notice of ineligibility is due to the employee's termination of employment for gross misconduct, the Plan Sponsor shall be solely responsible for the determination of gross misconduct.

4.7 Plan Changes and Amendments: The TPA will inform COBRA Participants under the Plan of any changes in benefits, eligibility requirements, or premiums of the Plan. The obligations of the TPA under this subsection will be limited to mailing to COBRA Participants copies of all Plan amendments, changes, modifications, or other notices as received from the Plan Sponsor.

4.8 Customer Service Toll-Free Line: The TPA will provide customer service assistance regarding COBRA issues to Plan Sponsor and beneficiaries under Plan Sponsor's Plan through a toll-free telephone number during regular business hours.

4.9 COBRA Participant Premiums: The TPA will bill COBRA Participants for the premiums as designated by Plan Sponsor and in accordance with applicable law. The TPA will not be required to bill for any premium amount that does not comply with applicable law.

The TPA will direct COBRA Participants to make premium payments payable to the Plan Sponsor and to send payments to the TPA for deposit into the premium account. If the TPA receives premium checks made payable to the TPA, the TPA will endorse them over to Plan Sponsor, without recourse. The TPA will collect COBRA premiums and deposit them in the Plan Sponsor's premium account no less frequently than weekly.

The TPA will establish, or cause to be established, a system to credit the premium payments to the appropriate Qualified Beneficiary or COBRA Participant.

4.10 Late Premium Notices: The TPA will send a reminder notice to Qualified Beneficiaries and COBRA Participants whose premium payment has not been received on or about the twentieth day of the month.

4.11 Late Premium Payments: If the TPA receives a premium payment past the premium due date (including any grace period provided by law or the Plan), the TPA will return the payment to the sender with a notice that it cannot be accepted. The TPA will return the payment to the sender, with such notice, within five (5) days of receiving the payment.

4.12 COBRA Terminations: The TPA will notify the Plan Sponsor of the date COBRA continuation coverage will expire, in the absence of any default, for each COBRA Participant. Such notice will be given in an eligibility report provided by the TPA to the Plan Sponsor on a monthly basis.

4.13 Notice of Default: The TPA will notify each COBRA Participant, in writing, of any default in payment of premium, or other default causing loss of coverage, including the date of default and the date COBRA continuation coverage terminated. Notice will be sent by first class mail within five (5) days following receipt of notice from Plan Sponsor and/or Plan Administrator.

4.14 Notice of COBRA Exhaustion: The TPA will notify each COBRA Participant of the date COBRA continuation coverage will expire in the absence of any default. Such notice will be sent by first class mail within thirty (30) days of the termination date.

4.15 Conversion Coverage: If applicable, the TPA shall provide notices to eligible COBRA Participants of their rights to obtain conversion coverage. Such notices shall be supplied at the expense of the Plan. The TPA shall administer conversion rights in accordance with the provisions of the Plan document.

SECTION 5: **TPA Compensation**

Plan Sponsor agrees to pay the TPA its compensation for services provided under this Agreement in accordance with the terms and conditions outlined in Appendix A, "Fee Schedule and Financial Arrangement" in the Administrative Services Agreement between Plan Sponsor and Allegiance Benefit Plan Management.

SECTION 6: **Limitations on Liability**

6.1 Premium Payments/Loss of Coverage: Except as provided for under section 7.1, the TPA will have no liability to any person or entity regarding the processing of premium payments. Provided the TPA acts in accordance with this Agreement, the TPA will have no liability to any person or any entity for loss of COBRA coverage as a result of late or nonpayment of premium.

6.2 Failure of Plan Sponsor to Notify: The TPA will provide all notices to COBRA Participants and Qualified Beneficiaries in accordance with this Agreement. Provided the TPA acts in accordance with this Agreement, the TPA will have no liability to any COBRA Participant or Qualified Beneficiary for failure of the Plan Sponsor to properly notify the TPA and provide the information required for the TPA to perform its obligations under this Agreement. The TPA will have no liability for the accuracy of the information provided by the Plan Sponsor nor for any actions taken in reliance upon any such information.

6.3 NSF Checks: This Agreement will not be construed in any manner to require the TPA to collect insufficient funds, "stop-payment" or otherwise dishonored checks, or other negotiable instruments received for premium payments, which are subsequently not paid by the maker. The TPA will not be liable for any losses to Plan Sponsor or Plan Sponsor's Plan as a result of such checks or negotiable instruments.

6.4 Determinations of Gross Misconduct: The TPA shall not make any determinations of any nature regarding whether a Qualified Beneficiary's termination from employment was due to gross misconduct. The TPA shall be entitled to rely upon any determinations of gross misconduct as made by the Plan Sponsor and shall have no liability for actions taken in reliance upon any such information as provided by the Plan Sponsor.

SECTION 7: **Indemnification**

7.1 Plan Sponsor Indemnification: The TPA will indemnify, defend, save and hold the Plan Sponsor harmless from and against any and all claims, suits, actions, liabilities, losses, penalties or damages including court costs and attorneys' fees with respect to the Plan to the extent they are caused by the gross negligence, malfeasance, or criminal acts or omissions of the TPA or its employees in the performance of its duties under this Agreement and for any acts taken at the specific direction of the Plan Sponsor.

7.2 TPA Indemnification: The Plan Sponsor will indemnify, defend, save, and hold the TPA harmless from and against any and all claims, suits, actions, liabilities, losses, penalties or damages, including court costs and attorneys' fees, to the extent that such claims, losses, liabilities, damages and expenses are caused by the gross negligence, malfeasance or criminal acts or omissions of the Plan Sponsor, its agents or employees, in the performance of its duties under this Agreement and in those situations under Section 7 where the TPA is exculpated from liability.

SECTION 8: **Term and Termination of Agreement**

8.1 Term and Renewal Term. The term of this Agreement shall commence on July 1, 2025 and end on June 30, 2027, unless terminated earlier in accordance with this Section. This Agreement shall automatically renew at the end of each term for an additional twelve (12) month period pursuant to Article V: Term and Termination of the Administrative Services Agreement between the Plan

Sponsor and Allegiance Benefit Plan Management, Inc., effective as of the 1st day of July, 2025 or unless terminated as described below.

8.2 Termination. This Agreement shall be terminated in accordance with the provisions of Article V: Term and Termination of the Administrative Services Agreement between the Plan Sponsor and Allegiance Benefit Plan Management, Inc., effective as of the 1st day of July, 2025.

8.3 Survival: The provisions of Sections 2, 6, and 7 shall survive termination of this Agreement.

SECTION 9: **General Provisions**

9.1 Authorization: Plan Sponsor grants to the TPA the authority to do all acts it deems necessary to carry out the terms of this Agreement.

9.2 Waiver: No forbearance or neglect on the part of either party to enforce or insist upon any of the provisions of this Agreement will be construed as a waiver, alteration, or modification of this Agreement.

9.3 Entire Agreement, Amendments, Modification: This Agreement and any attachments constitute the entire agreement between the parties with respect to its subject matter. This Agreement supersedes all existing agreements and all other oral, written or other communications between them concerning its subject matter. This Agreement or any attachment shall not be amended or modified except as agreed upon in writing and signed by the parties. If any such modification or amendment increases the direct costs to the TPA under this Agreement, the Plan Sponsor agrees to pay any increases in direct costs that the TPA reasonably expects to incur as a result of such modification.

9.4 Severability: If any provision of this Agreement is held to be invalid, illegal, or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable, and binding on the parties.

9.5 Agreement Counterparts: This Agreement may be executed in two or more counterparts, each and all of which will be deemed an original and all of which together will constitute but one and the same instrument.

9.6 Assignment. Neither party shall assign, transfer, or subcontract any portion of this Agreement without the prior written consent of the non-assigning party.

9.7 Notice of Threatened Litigation: The Plan Sponsor will notify the TPA within ten (10) days of any threatened litigation, lawsuits or regulatory complaints or inquiries pertaining to the subject matter of this Agreement, or any inquiry made by any federal or state authority regarding the same.

9.8 Compliance with Laws. The TPA shall, in the performance of its obligations under this Agreement, comply with applicable federal, state or local laws, rules and regulations, including the Montana Human Rights Act, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the American Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In accordance with section 49-3-207, Montana Code Annotated, the TPA agrees that the hiring of persons to perform the Agreement will be made on the basis of merit and qualifications and there will be no discrimination based upon race, creed, religion, color, national origin, sex, age, physical or mental disability, marital status, or political ideas in the right to obtain and hold employment.

9.9 Service of Notice. Neither party will be bound by any notice, directive or request unless and until it is received in writing, or by facsimile transmission, or by e-mail address at the addresses in this subsection. All notices given to either party under this Agreement shall, unless otherwise specified in writing, be deemed to have been given three (3) days after deposit in the U.S. Mail, first class postage prepaid, certified mail, return receipt requested.; date of facsimile transmission; or date of e-mail transmission

Notice to the TPA shall be directed to:

Stephen A. Tahta, President, Allegiance Benefit Plan Management, Inc., 2806 South Garfield St., PO Box 3018, Missoula, MT 59806-3018; Phone: (406) 721-2222; Fax: (406) 721-2252;
Email: Stephen.Tahta@askallegiance.com.

Notice to the Plan Sponsor shall be directed to:

Kelly Thompson, Town of Jackson, 150 East Pearl, PO Box 1687, Jackson, WY 83001; Phone: (307) 733-3937 ext. 1150; Email: kthompson@ci.jackson.wy.us.

9.10 Choice of Law and Venue. This Agreement shall be governed and construed in accordance with the laws of the State of Wyoming.

9.11 Costs and Attorney Fees. If either party breaches or defaults in the performance of their obligations under this Agreement, the breaching party will pay all reasonable attorney fees and costs incurred by the non-breaching party as a result of such breach or default.

9.12 Arbitration. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, unless otherwise stated in this provision, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The locale for arbitration under this provision shall be Missoula, Montana, unless otherwise agreed by the parties.

9.13 Headings: Section headings are included only for convenient reference and do not describe the sections to which they relate.

9.14 Interpretation of Words: Words denoting the singular include the plural and vice versa.

_____
Initials
(Plan Sponsor)

_____
Initials
(TPA)

June 26, 2025

Canyon's Fund, LLC
P.O. Box 10872
Jackson, Wyoming 83001
Attention: Taylor Phillips

RE: Letter Agreement for parking in the public right-of-way at 1300 Carol Lane, Conditional Use Permit P24-105

Dear Mr. Phillips,

This letter agreement ("Letter Agreement") between the Town of Jackson, Wyoming ("Town") and Canyon's Fund, LLC, a Wyoming Limited Liability Company ("Canyon's Fund") clarifies and memorializes usage and laws with respect to the right-of-way bordering the western boundary of 1300 Carol Lane ("Property"), and their respective successors, heirs, and assigns. The Jackson Town Council approved a Conditional Use Permit P24-105 for the Property on February 18, 2025, including a condition (condition number four) requiring an agreement between the Town and Canyon's Fund clarifying use of the public right-of-way, including vehicle parking spaces, along the Carol Lane frontage adjacent to the Property.

Canyon's Fund understands and acknowledges that:

1. Carol Lane, as shown in the survey on page 3 of this Agreement, is a public right-of-way to which the Town has exclusive rights, title, and interest and that it cannot acquire any right, title, or interest in the public right-of-way now or hereafter.
2. The Town retains all rights and privileges, regulatory and otherwise, with respect to Carol Lane.
3. Canyon's Fund must comply with all applicable parking laws in the Town, as they may be changed from time to time when parking in the Carol Lane right-of-way depicted on page 3, and that failure to comply with parking laws may result in vehicles being towed at the sole expense of the vehicle owner.
4. Canyon's Fund, at its sole expense, must remove signage, whether pavement marking, aboveground signs, or otherwise, indicating the parking spaces depicted in the survey on page 3 are exclusive to Canyon's Fund or any other party, and may not re-draw, re-erect, etc. any similar signage in the future.
5. Canyon's Fund is required, at their expense, to maintain the parking spaces depicted in the survey on page 3, which shall include a) striping the parking spaces and restriping as often as necessary to ensure clarity of the parking spaces, b) removing snow from the parking spaces, and c) maintaining the surface by, as necessary, patching, paving, smoothing, replacing slab, and like surface conditioning, to keep the spaces in a safe and usable condition.

This Letter Agreement shall be recorded by Canyon's Fund against 1300 Carol Lane, which recording shall be at Canyon's Fund's expense.

Any amendments of this Letter Agreement must be in writing and signed by both parties.

If the foregoing is acceptable to you, please sign and date this Letter Agreement in the space provided below and return it to the Town of Jackson Planning Department.

By:_____ Date: 7/8/25

(Signature)

Its: President

(Title)

Notary Public
My commission expires:

Joseph Ash
Notary Public
State of Wyoming
Commission ID 169526
My commission expires 02-06-2030

The forgoing intrastent was acknowledged before me by Taylor Phillips of Canyon's Fund, LLC, this 2 day of July, 2025.

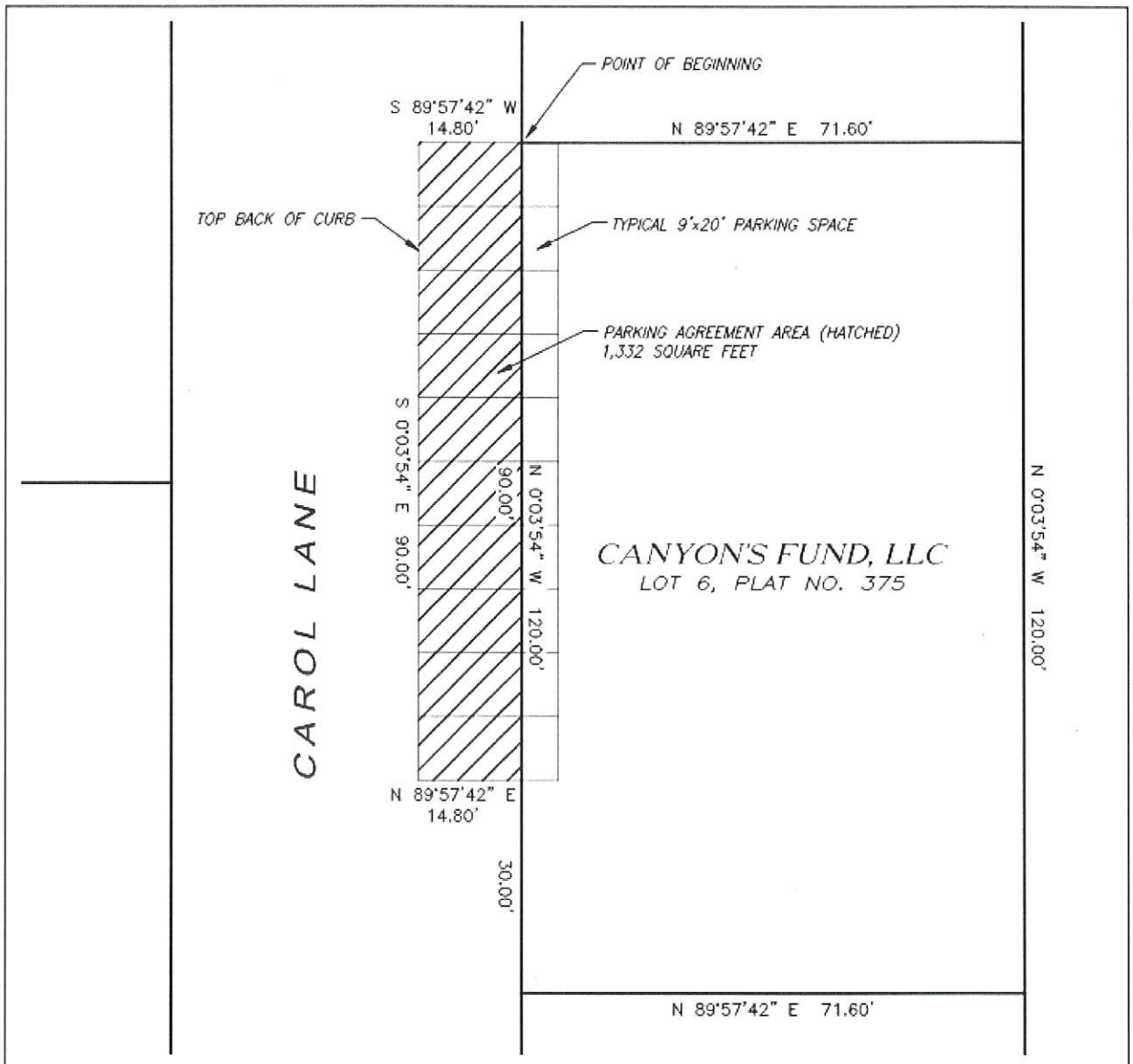
By:_____ Date: _____

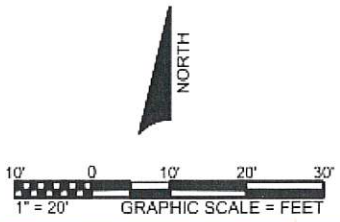
Arne O. Jorgensen, Mayor

ATTEST:

_____

Riley Hovorka





LEGEND

Record Property Boundary

9'x20' Parking Space

Parking Agreement Area
1,332 Square Feet

ENCLOSURE SURVEYING
(307) 222-4336
enclosuresurveying.com

PARKING AGREEMENT AREA

OWNERSHIP/CLIENT:	CANYON'S FUND, LLC
STREET ADDRESS:	1300 CAROL LANE
LOT/PLAT/MAP:	LOT 6, PLAT NO. 375 "M-B SUBDIVISION"
PLSS LOCATION:	PART OF SE1/4NE1/4 OF SECTION 6 T40N, R116W, 6TH P.M., TETON COUNTY, WY

EXHIBIT A

DRAWING DATE:	1/27/2025
REVISION DATE:	5/9/2025
DRAWN BY:	MWW
REVIEWED BY:	MWF

AMENDED AND RESTATED DECLARATION OF PARKING AND IMPROVEMENTS EASEMENT

NewJack LLC, a Wyoming limited liability company (hereafter referred to as "Declarant") executes this Amended and Restated Declaration of Parking and Improvements Easement (this "Amended Declaration") to be effective as of the _____ day of _____, 2025 (the "Effective Date").

RECITALS

WHEREAS, Declarant previously recorded that certain Declaration of Parking and Improvements Easement on July 30, 2021 as Document Number 1021489 (the "Declaration"). This Amended Declaration does hereby amend, restate and replace, in its entirety, the Declaration;

WHEREAS, as of the effective date of the Declaration, Declarant owned Unit 100, Unit 301 and Unit 302 of the 645 South Cache Condominiums, a condominium subdivision of the Town of Jackson, Wyoming, according to that plat recorded with the Clerk's Office of Teton County, Wyoming on July 30, 2021 as Plat Number 1429 (each, a "Unit", and, together, the "Units" or the "Benefitted Properties"). As of the date of recording this Amended Declaration with the Clerk's Office of Teton County, Wyoming, Declarant owns Unit 100. Declarant also owns Lot 12 of Block 4 of the Second Karns Addition to the Town of Jackson, Teton County, Wyoming, according to the plat recorded in the Office of the Teton County Clerk on March 13, 1939 as Plat No 128 ("Lot 12" or the "Burdened Property"). Lot 12 is adjacent to the 645 South Cache Condominiums, where the Units are located;

WHEREAS, in connection with the approval of the plat for the 645 South Cache Condominiums, the Town of Jackson, Wyoming is requiring that this Amended Declaration be recorded with the Clerk's Office of Teton County, Wyoming in order to partially provide for the required parking for the 645 South Cache Condominiums and provide an easement for certain improvements located on Lot 12 that benefit the Units. The balance of the required parking is provided for onsite at the 645 South Cache Condominiums property;

WHEREAS, the Benefitted Property (or portion thereof, as set forth herein) shall be the property benefitting from the easement and rights declared, granted and established herein, and the Burdened Property shall be the property burdened by the easement and rights declared, granted and established herein;

WHEREAS, Unit 100 is encumbered by that certain Lease Agreement dated January 29, 2019, by and between Declarant, as landlord, and Holland & Hart LLP, as tenant ("Tenant"), which grants Tenant certain parking rights on the Burdened Property (as amended from time to time, the "Unit 100 Lease");

WHERAS, pursuant to Section 9.2 of the Declaration of Condominium for the 645 South Cache Condominiums recorded with the Clerk's Office of Teton County, Wyoming on July 20, 2021 (the "CCRs") which governs the use and operation of the Benefited Properties, Declarant continues to have the right to subject any portion of the Benefitted Properties to additional covenants and easements for so long as Declarant owns any real property subject to the CCRs;

WHEREAS, Declarant desires to declare and establish over and across that portion of Lot

12 that is more particularly described and depicted on **Exhibit A** attached hereto and incorporated herein (the "Burdened Property"): (i) an express exclusive and parking easement appurtenant to and for the benefit of Unit 100, and (ii) a non-exclusive improvements easement appurtenant to and for the benefit of the Benefitted Property, according to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, Declarant hereby declares that the Burdened Property and all portions thereof shall be held, sold, transferred, conveyed and occupied subject to the covenants, conditions, restrictions, easements, uses and privileges hereafter set forth, all of which shall be binding upon all parties having or acquiring any right, title and interest herein and in the Burdened Property and shall inure to the benefit of the Benefitted Property, as follows:

1. Grant of Parking Easement. Declarant hereby declares and establishes for the benefit of Unit 100, which forms a part of the Benefitted Properties, and its Owner's heirs, successors, assigns, employees, agents, contractors, licensees and tenants: (i) an exclusive parking easement over and across a portion of the Burdened Property for eleven (11) uncovered parking spaces (such parking spaces are described and depicted on **Exhibit A** attached hereto and incorporated herein, and are collectively referred to herein as, the "Parking Easement"), (this area shall include one ADA/handicapped parking space and a portion of one (1) parking space which straddles the Benefitted Property and the Burdened Property). The Parking Easement is granted for the purpose of parking vehicles for the Owner of Unit 100 and such Owner's licensees, invitees, guests and tenants of Unit 100, which forms a part of the Benefitted Properties. The Parking Easement shall be appurtenant to and for the benefit of Unit 100, which forms a part of the Benefitted Properties. The beneficiaries of the Parking Easement shall have the right to access the Burdened Property in areas reasonably designated by the Declarant or any future owner of Lot 12 for purposes of pedestrian and vehicular access to the Parking Easement from the Benefited Properties and from the nearest public right-of- way. The Owner of Unit 100 shall be responsible for maintaining, repairing and replacing the parking surfaces that comprise the Exclusive Parking Easement, but any such maintenance, repair and replacement shall only occur after providing reasonable advance notice of such activities to the owner of the Burdened Property and the Owner of Unit 100 shall attempt to perform such activities without unreasonably interfering with the use of the Burdened Property by the owner of the Burdened Property and its licensees, invitees, guests and tenants. If the Owner of Unit 100 fails to reasonably maintain, repair and replace the parking surfaces as provided above, the owner of the Burdened Property may perform such activities after ten (10) business days have elapsed after providing written notice to the Owner of Unit 100 of its failure to perform such activities. The Owner of Unit 100 shall have the right to post, maintain and replace exclusive use right signage within and around the Exclusive Parking Easement, together with the right to remove any unauthorized vehicles. All future owners of Lot 12 are hereby put on notice that the Burdened Property is subject to Tenant's access and parking rights as set forth in the Unit 100 Lease.

2. Grant of Non-Exclusive Improvements Easement. Declarant hereby declares and establishes for the benefit of the Benefitted Properties, and each Owner's heirs, successors, assigns, employees, agents, contractors, licensees and tenants, a non-exclusive improvements easement under, over and across a portion of the Burdened Property (described and depicted on **Exhibit A** attached hereto and incorporated herein, the "Improvements Easement") for the purpose of installing, repairing, maintaining and replacing sidewalks, a trash enclosure, a snow storage area, and a utility/power transformer that are associated with the use of the Benefitted Properties.

3. No Merger. This Amended Declaration and the easements and rights declared and established herein are intended to remain separate from the Declarant's fee simple interest in the

Benefitted Properties and the Burdened Property and shall not merge therewith.

4. **Construction**. Any recitals in this Amended Declaration are represented by the parties to be accurate and constitute a part of the substantive agreement. This Amended Declaration shall be construed in accordance with the laws of the State of Wyoming. Venue for any dispute hereunder shall be in Teton County, Wyoming.

5. **Enforcement**. All record owners, whether one or more, of fee simple title to the Benefitted Properties or any portion thereof, and their respective heirs, successors and assigns (each, an "Owner" and collectively, the "Owners"), together with the Tenant during the term of the Unit 100 Lease, shall be the beneficiaries of all the rights and easements set forth herein (subject to the terms, conditions and exclusive use rights set forth above) and shall be entitled to enforce the same in their own name for so long as each may have any legal, equitable or leasehold interest in the Benefitted Properties. In the event of conveyance of all or any portion of the Benefitted Properties, the obligations and burdens under this Amended Declaration relating to such conveyed property shall become the obligations and burdens of the new Owner of the conveyed property and its successors and assigns and all future Owners thereof. If any party is required to take action to enforce the terms and conditions of this Amended Declaration, the defaulting party agrees to pay all costs incurred by the non-defaulting party, including attorney's fees, whether suit is brought or not.

6. **Term**. The easements, covenants, conditions and restrictions contained in this Amended Declaration shall be effective commencing on the date of recordation of this Amended Declaration in the Office of the Clerk of Teton County, Wyoming and shall remain in full force and effect thereafter in perpetuity, unless this Amended Declaration is modified, amended, canceled or terminated by the written consent of the current Owner of the Benefitted Properties and the Town of Jackson, Wyoming. However, any modification, amendment, cancellation or termination of the Parking Easement shall only require the written consent of the current Owner of Unit 100 and the Town of Jackson, Wyoming.

7. **Reservation**. The Declarant reserves unto itself, its guests, invitees, legal representatives, heirs, successors and assigns, the right to use the surface and subsurface of the Parking Easement and Improvements Easement. The Declarant further reserves unto itself, its heirs, successors and assigns, the right to construct improvements over the Parking Easement and Improvements Easement (for example, a building which creates covered parking over the Parking Easement and Improvements Easement) so long as such construction does not unreasonably interfere with the benefits of the easements granted herein. The Declarant further reserves the right to relocate the Parking Easement and the Improvements Easement on the Burdened Property to a subsurface location so long as equivalent benefits are similarly provided.

8. **Real Covenants**. All covenants, conditions, easements, rights, benefits and privileges granted, created or reserved by this Amended Declaration shall be covenants appurtenant, running with the land, binding upon, inuring to the benefit of, and enforceable by the Owner and the Declarant. Each Owner, by acceptance of a deed conveying title to the Benefitted Properties or any portion thereof, or the execution of a contract for the purchase thereof, or the acceptance of a license or lease therefore, or the taking possession thereof, whether from Declarant or other Owner or lessee, shall for itself, and its successor and assigns, be deemed to (i) accept such deed, contract, lease, license or possession upon and subject to each and all of the provisions of this Amended Declaration, and (ii) covenant to and with Declarant (and each of Declarant's successors and assigns with respect to the Benefitted Properties or any portion thereof) and the Owners to keep, observe, comply with and perform the requirements of this Amended Declaration, whether

or not any reference to this Amended Declaration is contained in the instrument by which such Owner or other person acquired said interest. Declarant, as the current owner of fee simple title to the Burdened Properties, expressly intends to and by recording of this Amended Declaration in the Office of the Clerk of Teton County, Wyoming, does hereby subject the Burdened Properties to the provisions of this Amended Declaration.

9. **Warranties**. Declarant makes no representations or warranties, express or implied, in connection with this Amended Declaration and the Parking Easement and Improvements Easement, whether of title, fitness of use, condition, purpose, or of any other nature.

10. **Entire Agreement**. This Amended Declaration embodies and constitutes the entire agreement with respect to the subject matters hereof and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Amended Declaration. Neither this Amended Declaration nor any provision hereof may be waived, modified, amended, discharged or terminated, in whole or in part, except by the unanimous written consent of the current record Owner of the Benefitted Properties, which amendment or termination shall be properly recorded in the Office of the Clerk of Teton County, Wyoming, as a condition to its effectiveness. Further, any such amendment or termination of this Amended Declaration which reduces the number of parking spaces available for the Benefitted Property shall require the written consent of the Town of Jackson, Wyoming, which consent shall be properly recorded in the Office of the Clerk of Teton County, Wyoming, as a condition to its effectiveness.

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

[Signatures on Following Page]

DATED to be effective as of the Effective Date.

DECLARANT:

NewJack LLC,
a Wyoming limited liability company

By:_____
Name:_____
Title:_____

STATE OF WYOMING)
)ss
COUNTY OF TETON)

The foregoing Amended and Restated Declaration of Parking Easement was acknowledged before me by _____, in his capacity as _____ of NewJack LLC, a Wyoming limited liability company, this _____ day of _____ _____, 2025.

WITNESS my hand and official seal.

_____
Notary Public
My commission expires:

TOWN OF JACKSON:

Town of Jackson

By:_____
Name:_____
Title:_____

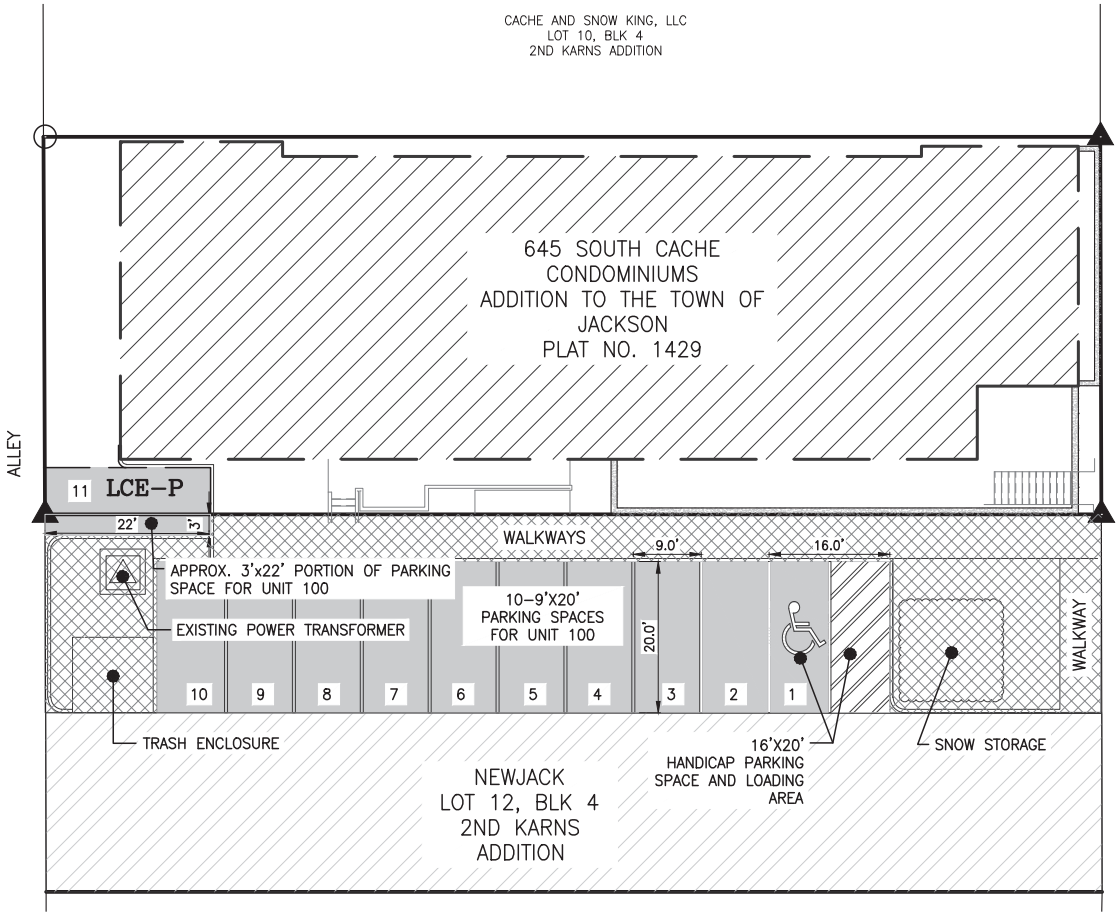
Attest:

By:_____
Date:_____

EXHIBIT “A”

SEE ATTACHED

EXHIBIT A



LEGEND

= EXCLUSIVE PARKING EASEMENT

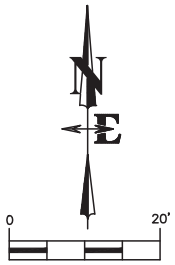
= IMPROVEMENTS EASEMENT

= PARKING AND SIDEWALK ACCESS EASEMENT

= SNOW STORAGE AREA

= HANDICAP PARKING SPACE

= ELECTRIC TRANSFORMER



SCALE 1" = 20'

DRAWING NO EXHIBIT A	DRAWING TITLE AMENDED AND RESTATED DECLARATION OF PARKING AND IMPROVMENT EASEMENT	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	5/29/2025
JOB NO 20-457-01			ENGINEERED	
			DRAWN	SK
			CHECKED	
			APPROVED	

TOWN OF JACKSON
WEST SNOW KING RESIDENTIAL LEASE AGREEMENT
(Updated July 2025)

This West Snow King Residential Lease Agreement ("**Lease**") is made and entered into this 21 day of July, 2025, by and between the Town of Jackson, a municipal corporation of the State of Wyoming, ("**Landlord**" or "**Town**") and [redacted] ("**Tenant**"). Landlord and Tenant are each a "**Party**" to the Lease and are collectively the "**Parties**."

RECITALS

WHEREAS, Landlord is the owner of certain real property, a residential building, and other appurtenances located at 400 West Snow King Avenue, Jackson, Wyoming 83001;

WHEREAS, Landlord desires to lease Unit [redacted] in the residential building, which is more particularly described as a partial studio residential unit, together with all improvements located therein and all common areas of the residential building and real property (collectively the "**Premises"**);

WHEREAS, Tenant desires to lease the Premises; and

WHEREAS, the Parties desire to enter into a written lease agreement providing the terms, covenants and conditions for the lease and occupancy of the Premises by Tenant.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, undertakings and benefits to the Parties, the Parties agree as follows:

1. LEASE. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord the Premises according to the terms and conditions of this Lease.

2. OCCUPANTS. Tenant may occupy and reside in the Premises alone, or with immediate family members, partners, or housemates as agreed to and listed below, or as further modified or agreed to in writing by the Landlord. The rights of any permitted occupants are governed by the terms and conditions of this Lease and such rights shall expire or terminate at the same time the Tenant's rights expire or terminate hereunder.
   i. Name: _____
   ii. Name: _____
   iii. Name: _____

3. TERM. The Lease shall commence on July 21, 2025 and end on April 12, 2026 ("Term"), both dates inclusive, unless sooner terminated. Upon expiration of the Term of this Lease, if Tenant remains in possession of the Premises without the execution of a new written lease or without the express written consent of Landlord, such holding over shall not be deemed to renew or extend the Term. Instead, such occupancy shall be construed as a tenancy from month-to-month, terminable by either party in accordance with the termination provision set forth in Section 30, subject to all the terms and conditions of this Lease except for the duration of the Term. Such month-to-month tenancy shall continue until (i) a new lease agreement is executed by both parties, or (ii) Tenant is lawfully removed or evicted from the Premises pursuant to applicable law, whichever occurs first.

4. RENT. Tenant agrees to pay Landlord monthly rent in the amount of $1190.00, payment for which will begin on July 21, 2025. Landlord may increase the rent amount once every calendar year. Landlord shall give Tenant at least sixty (60) days written notice prior to any rent increase. In the event the term of the Lease begins on a day other than the first day of the month, or the initial term of the Lease ends on a day other than the last day of the month, the rent shall be prorated for as many days as Tenant occupies the Premises for that month.

(✔) Tenant is an employee of Town. All rental payments, including any late payment fees, shall be paid in accordance with Section 6 below (paycheck deduction).

( ) Tenant is not an employee of Town. All subsequent rent payments are due and payable on the first day of each month. If rent is not paid by the third day of each month ("**Grace Period**"), a late charge of $50.00 shall be due. Late charges shall continue to accrue after the third day at the rate of $10.00 per day for every day, or portion thereof, that the rent is not paid in full. Any late charges due will be considered additional rent. If a check is returned by Tenant's bank for any reason, there will be a $50.00 returned check fee that will be applied and due in addition to the outstanding rent and, if applicable, any late charges. Rent may be paid through the Town's payment drop box located at the north entrance to Town Hall, by mailing it to Town of Jackson, P.O. Box 1687, Jackson, WY 83001, or by ACH or credit card payment set up through the Town Finance Department.

All Tenants: If Tenant fails to pay rent or any other fees due and payable under this Lease on or before the applicable due date specified in this Lease, and after the Grace Period has expired, Landlord reserves the right to terminate this Lease and require Tenant to vacate the premises in accordance with Landlord's Default Notice as set forth in Section 35. Failure to vacate the Premises may result in legal action for eviction as permitted by Wyoming law.

5. SECURITY DEPOSIT. Tenant shall pay a security deposit equal to one (1) month's rent. The security deposit shall be paid at the time of execution of this Lease, pursuant to a payment plan agreed to in writing by the Landlord, or it may be deducted from the Tenant's paycheck as outlined in Section 6. If the rent amount increases as provided herein, the amount of the security deposit shall increase to reflect the increase in the rent amount. Landlord shall give Tenant at least sixty (60) days written notice prior to the increase of the security deposit. The security deposit increase shall be paid at the time the rent amount increase is implemented, or it may be deducted from the Tenant's paycheck as outlined in Section 6. The security deposit shall be retained by the Landlord to be used for: (i) any damages, other than normal wear and tear, caused by Tenant, (ii) any missing or damaged furnishings, furniture, or items, other than normal wear and tear, from the Premises, (iii) any unpaid rent, fees, or charges, (iv) abandonment of the Premises, (v) cleaning expenses required to return the Premises to as good a condition as it was upon commencement of this Lease, and/or (vi) to the extent permitted by Wyoming law, any other costs or damages sustained by the Landlord by reason of the failure of the Tenant to comply with any terms, provisions, covenants, or agreements contained in this Lease. It is understood that the security deposit is not pre-payment of rent and is not applicable toward the last month's rent. The Landlord shall not be obligated (although it may do so at its option) to apply the security deposit to any unpaid rent, fees, charges, or portion thereof at the termination of the Lease. Landlord shall return that portion of the security deposit not used for one of the above-listed deductions no later than thirty (30) days following vacation of the Premises by Tenant provided that, if the security deposit is being applied to any permissible circumstance, this time period shall be extended by an additional thirty (30) days. Tenant shall be liable for any damages or expenses owed in excess of the security deposit. Landlord shall promptly provide Tenant written notice of the amount owed by Tenant, and Tenant shall pay said amount within seven (7) days of notice by remitting payment to the Town's payment drop box located at the north entrance to Town Hall, by mailing it to Town of Jackson, P.O. Box 1687, Jackson, WY 83001, or by ACH or credit card payment set up through the Town Finance

Department, or at Landlord's election, it may be deducted from the Tenant's paycheck as outlined in Section 6..

6. PAYCHECK DEDUCTION AUTHORIZATION. If Tenant is an employee of the Town, Tenant agrees to the following payment terms, and authorizes the Town, as its employer, to deduct rent, deposits, and fees from their bi-weekly paychecks (each of which is from a "pay period" that is a time frame of fourteen (14) days) as follows:

a. Rent. Half (½) of the rent amount shall be deducted from the Tenant's paycheck with the first pay period of the month, and the second half (½) of the rent shall be deducted from Tenant's paycheck with the second pay period of the month.
b. Security Deposit. If Tenant does not pay the security deposit at the time of the execution of the Lease, or does not pay any increase in the security deposit when required as set forth herein, then $200.00, or an alternative amount authorized by the Landlord, shall be deducted from Tenant's paycheck each month until the security deposit or security deposit increase is paid in full. Half (½) of this amount ($100.00) shall be deducted from the Tenant's paycheck with the first pay period of the month, and the second half (½) of this amount ($100.00) shall be deducted from the Tenant's paycheck with the second pay period of the month.
c. Pet Deposit. If Tenant has a pet and does not pay the pet deposit at the time of the execution of the Lease in accordance with Section 21 herein, then $200.00, or an alternative amount authorized by the Landlord, shall be deducted from Tenant's paycheck each month until the pet deposit is paid in full. Half (½) of this amount ($100.00) shall be deducted from the Tenant's paycheck with the first pay period of the month, and the second half (½) of this amount ($100.00) shall be deducted from the Tenant's paycheck with the second pay period of the month.
d. Fees. Any fees charged to Tenant shall be deducted from Tenant's paycheck in the pay period following the charged fee.
e. Insufficient Income. If Tenant does not have sufficient income in their paychecks to cover the rent payments, utility costs, the security deposit, or fees as outlined above, the outstanding amount due with each pay period shall be remitted no later than the Monday following the payday for the insufficient paycheck, and in no event shall the entire rent amount be paid later than the twenty fifth day of the month or it will be considered late.
f. Late and Return Check Fees. If rent is not paid in full by the twenty fifth day of the month, a late fee of $50.00 will be applied, and is due in addition to the outstanding rent. Late fees shall continue to accrue after the tenth day at the rate of $10.00 per day for every day, or portion thereof, that the rent is not paid in full. If a check is returned by Tenant's bank for any reason, there will be a $50.00 returned check fee that will be applied and is due in addition to the outstanding rent and, if applicable, any late charges.
g. Final Paycheck. Landlord reserves the right to withhold and deduct from Tenant's final paycheck any unpaid amounts including, but not limited to rent, fees, charges, security deposit, damage costs, utilities, or cleaning costs. Landlord may further withhold and deduct from Tenant's final paycheck any rent, charges, or fees that will become due after Tenant's final pay period. If Tenant does not have sufficient income in their final paycheck to cover the amount required to be deducted, then Landlord shall promptly provide Tenant written notice of the outstanding amount owed, and Tenant shall pay the outstanding amount within three (3) days of notice.
h. Outstanding Payments. Any outstanding rent, costs, or fees may be paid through the Town's payment drop box located at the north entrance to Town Hall, by mailing it to Town of Jackson, P.O. Box 1687, Jackson, WY 83001, or by ACH or credit card payment set up through the Town Finance Department.

7. CONTINUED EMPLOYMENT. (Check One)

(✔) A condition precedent to Tenant leasing the Premises is continued full-time employment with the Town of Jackson or Teton County, Wyoming, or continued status as an active volunteer or probationary status with the Jackson/Teton County Fire/EMS. Full-time employment means either i) at least thirty-five (35) hours per week, or ii) an average of thirty-five (35) hours a week per quarter for variable-hour employees, unless otherwise approved in writing by the Director of Internal Services. If Tenant's employment terminates whether voluntarily or involuntary, Landlord shall provide Tenant written notice of termination of the Lease and notice to quit the Premises, and Tenant shall vacate the Premises within three (3) days of their last day of work, or by the end date of the Lease, whichever is sooner, unless Landlord agrees in writing to extend the time to vacate.

(___) The Tenant's employment is not a condition precedent to Tenant leasing the Premises.

8. SOLE RESIDENCE. Tenant shall use the Premises only as their sole, year-round residence. Tenant shall not directly own or own through a marriage, partnership, corporation, or any other means any other residential housing unit within the Town of Jackson limits, within Teton County limits, or in any outlying community from which an employee could reasonably commute. By signing this Lease, Tenant affirms they do not own a residential housing unit under any of these circumstances. If Tenant is found to be in violation of this provision, Landlord shall provide written notice of the violation and notice of termination of the Lease. Tenant will have thirty (30) days to vacate the Premises. This same provision applies to all individuals residing in and occupying the Premises.

9. MOVE IN INSPECTION WORKSHEET. Tenant shall complete and execute a Move In Inspection Worksheet ("Worksheet") within fourteen (14) days of the commencement of the Lease. The Worksheet shall provide a detailed accounting of the condition of the Premises, including, but not limited to, repairs needed, damages, or material defects. If there are any furnishings, furniture, or items contained in the Premises, the Worksheet shall also document an inventory and a detailed accounting of the conditions of such furnishings, furniture, and items. If a Worksheet is not completed by the Tenant in the time specified, this may result in the Tenant being held responsible for all issues noted by Landlord at move out.

10. USE OF PREMISES. Tenant agrees and acknowledges that their use of the Premises is conditioned upon the following:

a. Shall comply with all requirements of any governmental authorities, housing authorities, or homeowner associations concerning the Premises now or hereafter in force.
b. Shall comply with rules or regulations made by Landlord from time-to-time for the safety, care, upkeep, and cleanliness of the Premises.
c. Do not place auxiliary structures of any kind on the Premises without the express written consent of the Landlord.
d. Do not install any satellite dishes, cable, or permanent or semi-permanent communication services on, in, or attached to any portion of the Premises.
e. Do not touch, climb on, access, utilize, or otherwise interfere with any Town or County owned equipment, items, or facilities located adjacent to or in the building.
f. Do not sublease the Premises during the term of this Lease.
g. May not use the Premises as a business address or for the purpose of conducting any type of business, profession, or trade ("Business Activities") without the prior express written consent of the Landlord. If Tenant obtains consent to conduct Business Activities at the Premises, Tenant shall conduct such Business Activities in a manner that is lawful and does not create any nuisance, or interfere with, annoy, or disturb any neighbors or other residents at the

Premises. Tenant, at their own expense, shall be responsible for duly procuring and maintaining any governmental license or permit that is required for the Business Activities. Consent for the Business Activities may be rescinded at any time by providing thirty (30) days written notice to Tenant for Business Activities to cease.

h. Shall keep radios, televisions, stereos, other audio devices, etc., at a level of sound that does not annoy or interfere with other residents or neighbors.
i. Do not permit any liens or security interests be filed against the Premises.

11. NO ILLEGAL OR PROHIBITED CONDUCT. Tenant shall not use or permit the use of the Premises contrary to any federal, state, or local law or engage in any activity in or on the Premises that is illegal under any federal, state, or local law. Nor shall Tenant permit others to engage in illegal activities in or on the Premises. Tenant shall not engage in or permit in or on the Premises disruptive conduct, noisy disturbances, abusive language, intimidating behavior, bullying behavior, threatening behavior, violent acts, any other conduct that jeopardizes the health, safety, and/or welfare of Landlord, Landlord's agents, other tenants, neighbors, or property, or otherwise disturb or interfere with the rights of other tenants or neighbors. If Tenant violates this section, the Lease may be immediately terminated by the Landlord in accordance with Section 35.

12. ALTERATION AND IMPROVEMENTS. Tenant shall not make any alterations or improvements to the Premises without the advanced written consent of the Landlord.

13. REPAIR AND MAINTENANCE. Tenant shall keep the Premises, including the common areas, in as good order as it was at the time of the commencement of this Lease, reasonable wear and tear, damage by elements, accidental fire or other casualty excepted. Tenant will immediately notify Landlord of any damage to the Premises or its contents, or to any inoperable equipment or appliances, and such damage or inoperable equipment or appliance shall be promptly repaired at no expense to the Tenant, except as indicated below. Tenant will be responsible for any damage caused by the Tenant, or Tenant's family members, invitees, or guests. Tenant agrees to be responsible for the following maintenance of the Premises, and agrees that any violation thereof shall be deemed a violation of this Lease:

a. Keep all windows, glass, window treatments, doors, locks, and hardware in good, clean order and repair.
b. Do not obstruct or cover the windows or doors, with the exception of conventional window treatments.
c. Do not leave windows or doors in an open position during inclement weather.
d. Do not hang laundry, clothing, sheets, etc. from any window, rail, porch, or balcony, nor air or dry any of the same within any yard area.
e. Do not hang any things from the exposed sprinkler system, or otherwise make use of the exposed sprinkler system in any way.
f. Do not cause or permit any locks or hooks to be placed upon any door, except for child locks.
g. Take reasonable precautions to avoid freezing pipes and plumbing fixtures, including adhering to any preventive measures stipulated by Landlord.
h. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and use the same only for the purposes for which they were constructed. No sweepings, garbage, sand, rags, ashes, or other substances shall be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant.

Tenant _____

i. Deposit all trash, garbage, rubbish, and refuse in the locations provided therefor and not allow any trash, garbage, rubbish, or refuse to be deposited or permitted to stand on the exterior of any building.
j. Keep the Premises, including the common areas, both inside and out, in good, clean, orderly, and sanitary condition.
k. Do not store or accumulate items along the exterior walls.
l. Do not paint any portion of the Premises without express written consent of Landlord.
m. Do not permit any hazardous, toxic, or flammable substances to be stored or used in or about the Premises.
n. Do not disconnect the smoke/fire alarm and/or any other detectors in the Premises.
o. Utilize the exhaust fans in the bathroom and kitchen areas at a level sufficient to prohibit the growth of mold in these areas or other areas prone to condensation.
p. Do not prop open any exterior doors to the building.
q. Do not prop open the elevator doors.
r. Shall, at Landlord's discretion, be responsible for the arrangement, completion, and funding of any minor repair or maintenance that costs up to $100.00 to complete.

14. SNOW REMOVAL. All snow and ice removal will be provided with no obligation to the Tenant. Tenant shall promptly notify Landlord of any ice or snow issues.

15. YARD MAINTENANCE. All yard maintenance will be provided with no obligation to the Tenant. Tenant shall promptly notify Landlord of any yard issues.

16. UTILITIES. All utilities are included with rent, including internet service. Tenant shall not use the internet service: to generate unsolicited email (i.e. spam or unwanted bulk email); to intentionally or unintentionally generate traffic that is regarded as harmful or invasive to the network as determined in the sole discretion of the service provider; in a manner that violates any applicable law or regulation, including, but not limited to: the transmission, distribution, or storage of any material that is copyrighted or trademarked, a trade secret or other intellectual property right used without the proper authorization, and material that is deemed obscene by local, state, or federal law or rules; to harass or intimidate or threaten individuals or groups of individuals, which includes, but is not limited to, the transmission or distribution of material that is deemed obscene, defamatory, or that constitutes an illegal threat; or to make fraudulent offers.

17. HOMEOWNER'S ASSOCIATIONG FEES AND PROPERTY TAXES. Landlord is solely responsible for any homeowner's association fees. Landlord shall pay all property taxes on the Premises as they become due and payable.

18. CONVENANT OF QUIET ENJOYMENT. Tenant, upon paying rent and performing the covenants upon its part to be performed hereunder, shall peaceably and quietly have, hold, and enjoy the Premises hereby leased during the term hereof. Nonetheless, Tenant acknowledges the residential building is located above the park maintenance facility within the Town's public works yard, and is adjacent to the rodeo grounds and facilities. As such, Tenant understands and agrees there will be sounds associated with the use and maintenance of these facilities, including but not limited to sounds related to heavy equipment, the rodeo, and special events, that may occur at all hours of the day, including during early and late hours.

19. OVERNIGHT GUESTS. Overnight guests may stay in or on the Premises for no more than seven (7) consecutive nights. No overnight visitation by a guest who has visited for a seven (7) night period may

occur more than twice during each year of the Lease. For purposes of enforcing these terms, Tenant agrees to provide current license plate information for the Tenant and all occupants residing in the Premises.

20. ANIMALS. (Check One)

(___) No pets are allowed except service animals or assistance animals.

(___) Tenant intends to occupy the Premises with a service animal(s) or assistance animal(s). Service animals and assistance animals are allowed in accordance with Wyoming State and Federal law. A pet deposit is not required for a service animal or assistance animal. Tenant may be liable for any damage caused by the service animal or assistance animal to the extent allowed under Wyoming State and Federal law.

(✔) In addition to any service animals or assistance animals, Landlord consents to allow Tenant to have the following pet(s): tenant has no pets at move-in, in compliance with Jackson Municipal Code § 7.05.020(G). Tenant agrees that no other pet shall be kept on the Premises. The unauthorized presence of any pet will subject Tenant to termination of this Lease pursuant to the termination section herein. Tenant must pay an additional $1190.00 pet deposit. The pet deposit shall be paid at the time of the execution of this Lease, pursuant to a payment plan agreed to in writing by the Landlord, or it may be deducted from the Tenant's paycheck as outlined in Section 6. The pet deposit is refundable unless there are damages or cleaning costs related to the pet(s). If the cost for the repair of the damages or cleaning exceeds the amount of the pet deposit, then Tenant will be responsible and charged for the additional costs for repair or cleaning. Tenant's pet(s) shall not be loud or disturb any neighbors or other residents in the building.

If Tenant entered the Lease with no pet and later seeks to acquire a pet during the term of the Lease, or if Tenant seeks an additional pet to what Landlord consented to above, advanced written consent from Landlord is required for the pet. Landlord's written consent shall contain an accounting of any additional pet deposit required for the pet, which deposit shall be paid in advance of Tenant keeping the pet on the Premises.

21. SMOKING. No smoking is permitted in or on the Premises at any time.

22. PARKING AND PARKING PASSES. Only one parking space is allowed for the Premises, unless otherwise agreed to in writing by the Landlord. Tenant will be issued a parking pass and shall only park in spaces designated by the Landlord. Tenant shall promptly return the parking pass to Landlord at the end of the Lease. If Tenant is issued a new parking pass for any reason during the term of the Lease, or if Tenant fails to return to Landlord the parking pass at the end of the Lease, Tenant shall be charged a $100.00 fee. If Tenant is charged a fee as provided herein, Landlord shall give Tenant written notice of the charged fee. Tenant shall pay the fee with the next rent payment that is due following the written notice, or the fee may be deducted from the Tenant's paycheck as outlined in Section 6. The parking of trailers, RVs, inoperable vehicles, or oversized vehicles that are unable to fit within the designated parking spaces is prohibited.

23. KEYS. Tenant will be issued _____ (__) keys (2 cards and 2 fobs at the commencement of this Lease).

a. Additional Keys. Tenant may request additional keys at the commencement of this Lease. The fee for an additional card is $8.00 and the fee for an additional fob is $20.00.
b. Lost Keys. Tenant must immediately notify Landlord of a lost key so Landlord may deactivate the key.
c. Recoding or Replacement Keys. If Tenant requires the recoding of a key, or the replacement of a lost, damaged, or inoperative key, Tenant will be charged the following fees:
    1) First instance of recoding or replacement = $25.00 fee.

2) Second instance of recoding or replacement = $50.00 fee.
3) Third or subsequent instance of recoding or replacement = $200.00 fee for each recoding or replacement.

In the event Tenant's key is damaged or inoperative, the fee to recode or replace the key may be waived at the Town's Facilities Manager's discretion. If Tenant is a Teton County employee, additional charges may be required by Teton County for a replacement ID card.

d. Return of Keys. Tenant must promptly return the keys to Landlord upon vacating the Premises at the end of the Lease. If all keys are not returned, Tenant will be charged $25.00 per unreturned key.

If Tenant is charged a fee as provided herein, Landlord shall give Tenant written notice of the charged fee. Tenant shall pay the fee with the next rent payment that is due following the written notice, or the fee may be deducted from the Tenant's paycheck as outlined in Section 6.

24. LOCKOUTS. If Tenant is locked out of the Premises, Tenant must contact Landlord to gain entry. Tenant will not be charged a fee for the first instance of lockout, but will be charged a fee for each subsequent lockout as follows:

a. Second lockout = $25.00 fee
b. Third lockout = $50.00 fee
c. Four or more lockouts = $200.00 fee for each instance of lockout.

If Tenant is charged a fee as provided herein, Landlord shall give Tenant written notice of the charged fee. Tenant shall pay the fee with the next rent payment that is due following the written notice, or the fee may be deducted from the Tenant's paycheck as outlined in Section 6.

25. SMOKE ALARMS.

a. Smoke Alarm Reset Callout. If Landlord is called out to reset a smoke alarm, Tenant will not be charged a fee for the first reset callout, but will be charged a fee for subsequent callouts as follows:
    1) Second reset callout = $25.00 fee
    2) Third reset callout = $50.00 fee
    3) Four or more reset callouts = $200.00 fee for each callout.
b. Smoke Alarm Damage. If Tenant damages a smoke alarm, any costs incurred to repair the smoke alarm will be charged to Tenant as a fee.
c. Smoke Alarm Removal or Disconnection. Tenant shall not remove or disconnect any smoke alarms. If Tenant removes a smoke alarm from its ceiling mount or disconnects a smoke alarm without first obtaining permission from the Town's Facilities Manager, Tenant shall be charged a $200.00 fee.

If Tenant is charged a fee as provided herein, Landlord shall give Tenant written notice of the charged fee. Tenant shall pay the fee with the next rent payment that is due following the written notice, or the fee may be deducted from the Tenant's paycheck as outlined in Section 6.

26. INSPECTION/ENTRY. Landlord shall have the right to enter the Premises for reasonable inspections, to make any agreed upon or necessary repairs/improvements, to show the Premises to prospective tenants or contractors, if Landlord believes the Premises have been abandoned, or where other good cause exists to enter. The Landlord shall give Tenant at least twenty-four (24) hours advance notice of entry, except in the event of an emergency or where other good cause exists. For major repairs or improvements that will disrupt the occupancy of the Tenant for more than one (1) day, the Landlord shall give Tenant at least seven (7) days advance notice of entry. Notwithstanding the foregoing, Landlord shall

have the right to enter and inspect the Premises and take appropriate action without advance notice in the event of any emergency, or as allowed under Jackson Municipal Code § 1.08.010.

27. INSURANCE. Landlord shall maintain, at its expense, fire, comprehensive general liability, and extended "all-risk" coverage on the Premises.

28. TENANT'S PERSONAL PROPERTY AND INSURANCE. Landlord shall not be responsible for loss, destruction, or damage to Tenant's personal property regardless of the cause. Tenant has the option to obtain a renter's insurance policy. Landlord shall have no responsibility for the payment of any renter's insurance policy obtained by Tenant.

29. DESTRUCTION OF PREMISES. If the Premises shall be damaged by fire, elements, unavoidable accident, or other casualty, without the fault or negligence of Tenant, and the Premises are not thereby rendered untenantable in whole or in part, Landlord shall promptly, at its expense, cause such damage to be repaired, and the rent shall not be abated. If, by reason of such occurrence, the Premises shall be rendered untenantable only in part, Landlord shall promptly cause the damage to be repaired and the rent, during such period of repair, shall be abated proportionately to the portion of the Premises rendered untenantable. If, by reason of such occurrence, the Premises shall be rendered wholly untenantable, Landlord shall promptly cause such damage to be repaired and the rent, during such period of repair, shall be abated in whole. There shall be no extension of the term of this Lease by reason of such abatement. Notwithstanding the foregoing provisions, if the Premises shall be rendered wholly untenantable by reason of such occurrence and the Premises cannot be repaired within six (6) months from the date such damage occurs, Landlord or Tenant shall at their option have the right to declare the balance of the term of this Lease to be null and void.

30. TERMINATION. Except in the event of any default by Tenant, which termination is governed by Section 35 and applicable state statutes, or other termination provisions set forth in different sections of the Lease, either Party may terminate this Lease at any time upon giving thirty (30) days prior written notice. If the Lease is terminated pursuant to this section or other termination provisions in the Lease, Tenant will remain responsible for the full rent for both the month in which they give their thirty (30) days' notice and the month in which the thirty (30) days' notice period expires, even if they have vacated the Premises before the end of either month. However, if after the Tenant vacates the Premises and the Landlord places another tenant into the Premises during that month, then Tenant will be obligated to pay prorated rent only up to the date the new tenant takes occupancy of the Premises. In the event of any termination, Tenant and any occupants are bound and shall abide by the terms and conditions of this Lease until they vacate the Premises.

31. SURRENDER AND CLEANING. Upon the termination of this Lease, Tenant shall quit and surrender the Premises in as good condition and repair as it was at the date of the commencement of this Lease, reasonable wear and tear excepted. Tenant is responsible for cleaning so that at surrender the Premises are in as good of a condition and repair as at the commencement of this Lease, and, if cleaning is required by the Landlord to meet this standard, Landlord will deduct the cost of such from the security deposit or withhold from Tenant's final paycheck in accordance with Section 6, if applicable. If the cost of cleaning exceeds the amount of the security deposit and Tenant's final paycheck if Tenant is an employee under Section 6, Tenant will be responsible and charged for the additional cleaning costs.

Tenant _____

32. BINDING EFFECT. All the terms, covenants and conditions of this Lease shall be binding upon and inure to the benefit of the Parties hereto, their respective heirs, assigns, and legal representatives.

33. REPRESENTATIONS. It is mutually agreed that no representations, warranties, covenants, or agreements, expressed or implied, have been made other than those set forth herein.

34. WAIVER. The waiver by the Parties of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition on any subsequent breach of the same or any other condition herein contained. None of the terms hereof can be waived by either the of the Parties, except by appropriate written agreement duly executed by both Parties.

35. DEFAULT. Tenant shall be in default if Tenant fails to pay any part of the rent herein provided, or any other sum required by the Lease to be paid at the times or in the manner provided under the Lease or otherwise, or where any covenant, term, or condition of this Lease is materially violated. In the event of a default by Tenant, Landlord may provide Tenant with a notice of default and notice to quit ("**Default Notice**"), at its sole discretion. A Default Notice shall include a request to cure the default within three (3) days of the written notice, and the specific date on which the Lease will terminate if Tenant fails to timely cure the default. If by its nature the default cannot be cured within three (3) days, but Tenant commences the cure within that time period and perfects it thereafter, no immediate termination may be effectuated. If Tenant is in default with respect to the same or substantially same covenant, term, or condition of the Lease two (2) or more times during any three (3) month period during the term of the Lease, notwithstanding any prior cure of default, Landlord may elect to immediately terminate the Lease and Tenant will not have the opportunity to cure the default. If the Lease is terminated pursuant to this section, Landlord shall provide Tenant written notice of the termination and Tenant will have three (3) days from the date of the notice to vacate the Premises, unless Landlord agrees in writing to extend the time to vacate. The Landlord reserves all rights and remedies available to them under the law in the event of default, including commencement of eviction proceedings.

36. INDEMNIFICATION. Landlord shall not be liable for any damage, injury, or loss to person or persons occurring on the Premises unless such act is the result of the negligence of the Landlord. Tenant agrees to hold Landlord harmless from any claims for damages, injury, or loss to person or persons occurring on the Premises, except for damages, injury, or loss caused by the negligence of Landlord.

37. GOVERNMENTAL IMMUNITY. Landlord does not waive their governmental immunity by entering into this Lease, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Lease.

38. ATTORNEY'S FEES. Landlord and Tenant agree that in the event either Party incurs court costs or attorney's fees by reason of default or breach by the other Party, the prevailing Party in any such court action shall be entitled to reasonable attorney's fees and court costs from the other.

39. NOTICES. Any notice, request, demand, consent, approval, or other communication required or permitted under this Lease shall be in writing and shall be deemed duly given (i) when delivered personally to the recipient, (ii) when sent by certified mail, return receipt requested, to the address specified below, or (iii) when sent by email to the email address specified below, provided that the sender has not received a delivery failure notification. A notice sent by email shall be deemed received on the date and time the email is sent, provided that (a) the email is sent to the recipient's designated email address

as set forth below, (b) the sender does not receive a bounce-back or delivery failure notification, and (c) if the notice is sent outside of normal business hours (9:00 AM to 6:00 PM on business days), the notice shall be deemed received at 9:00 AM on the following business day. Either Party may change its address or email address for notice purposes by providing written notice to the other Party in accordance with the terms of this provision.

LANDLORD	TENANT
Town of Jackson	_____
P.O. Box 1687	_____
Jackson, WY 83001	_____
employeehousing@jacksonwy.gov	

Tenant Cell Phone: _____
Tenant Email: _____
Tenant Vehicle Make/Model/Description: _____
Tenant Vehicle License Plate State/Number: _____

40. SEVERABILITY. If any part of this Lease shall be construed to be unenforceable, invalid, or illegal, such unenforceability, invalidity, or illegality shall not affect any other provisions and they shall remain in full force and effect.

41. ENTIRE AGREEMENT. This Lease constitutes the complete and entire agreement between the Parties and may be modified only in writing duly signed by the Parties.

42. LAW AND JURISDICTION. This Lease shall be construed in accordance with the laws of the State of Wyoming. Any litigation arising under the terms of the Lease shall be in the state courts of the State of Wyoming, Ninth Judicial District. Any forcible entry and detainer action shall be brought in the Circuit Court of Teton County, Wyoming.

43. CONSTRUCTION. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders when the context so requires. This Lease was negotiated by both Parties and thus it shall not be construed against or in favor or any Party by virtue of which Party drafted it or any portion thereof.

44. HEADINGS. The headings used in this Lease are for convenience only and are not to be used in its construction.

45. COUNTERPARTS; ELECTRONIC SIGNATURES. This Lease may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any Party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. At the request of either Party, each Party agrees to execute an original of this Lease as well as any facsimile or other reproduction hereof.

46. INCORPORATION OF RECITALS. All the recitals hereof are incorporated by this reference and are made a part hereof as though set forth at length herein.

IN WITNESS WHEREOF, each Party acknowledges they have read and understood all the terms of this Lease and hereby agree to be bound thereby. The Parties further acknowledge that they were under no duress in signing this Lease and had full opportunity to negotiate the terms contained herein and to consult independent counsel.

LANDLORD:
Town of Jackson

_____
By: Arne O. Jorgensen, Mayor

TENANT:

_____
By: _____

Attest:

_____
Riley Hovorka, Clerk

Tenant _____

TOWN OF JACKSON
GENERAL RESIDENTIAL LEASE AGREEMENT
(*Updated July 2025*)

This Residential Lease Agreement ("**Lease**") is made and entered into this 21 day of July, 2025, by and between the Town of Jackson, a municipal corporation of the State of Wyoming, ("**Landlord**" or "**Town**") and [redacted] ("**Tenant**"). Landlord and Tenant are each a "**Party**" to the Lease and are collectively the "**Parties**."

RECITALS

WHEREAS, Landlord is the owner of certain real property, residential unit, and improvements located at [redacted] and more particularly described as 1-bedroom apartment;

WHEREAS, Landlord desires to lease the real property, residential unit, improvements and any common areas, including _____ (collectively the "**Premises"**);

WHEREAS, Tenant desires to lease the Premises; and

WHEREAS, the Parties desire to enter into a written lease agreement providing the terms, covenants and conditions for the lease and occupancy of the Premises by Tenant.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, undertakings and benefits to the parties, the parties agree as follows:

1. LEASE. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord the Premises according to the terms and conditions of this Lease.

2. OCCUPANTS. Tenant may occupy and reside in the Premises alone, or with immediate family members, partners, or housemates as agreed to and listed below, or as further modified or agreed to in writing by the Landlord. The rights of any permitted occupants are governed by the terms and conditions of this Lease and such rights shall expire or terminate at the same time the Tenant's rights expire or terminate hereunder.
   i. Name: _____
   ii. Name: _____
   iii. Name: _____

3. TERM. The Lease shall commence on July 21, 2025 and end on July 31, 2026, both dates inclusive ("**Term**"), unless sooner terminated. Upon expiration of the Term of this Lease, if Tenant remains in possession of the Premises without the execution of a new written lease or without the express written consent of Landlord, such holding over shall not be deemed to renew or extend the Term. Instead, such occupancy shall be construed as a tenancy from month-to-month, terminable by either party in accordance with the termination provision set forth in Section 30, subject to all the terms and conditions of this Lease except for the duration of the Term. Such month-to-month tenancy shall continue until (i) a new lease agreement is executed by both parties, or (ii) Tenant is lawfully removed or evicted from the Premises pursuant to applicable law, whichever occurs first.

4. RENT. Tenant agrees to pay Landlord monthly rent in the amount of $ 1447 .00, payment for which will begin on July 21, 20 25. Landlord may increase the rent amount once every calendar year. Landlord shall give Tenant at least sixty (60) days written notice prior to any rent increase. In the event the term of the Lease begins on a day other than the first day of the month, or the initial term of the Lease ends on a day other than the last day of the month, the rent shall be prorated for as many days as Tenant occupies the Premises for that month.

(✔) Tenant is an employee of Town. All rental payments, including any late payment fees, shall be paid in accordance with Section 6 below (paycheck deduction).

( ) Tenant is not an employee of Town. All subsequent rent payments are due and payable on the first day of each month. If rent is not paid by the third day of each month ("Grace Period"), a late charge of $50.00 shall be due. Late charges shall continue to accrue after the third day at the rate of $10.00 per day for every day, or portion thereof, that the rent is not paid in full. Any late charges due will be considered additional rent. If a check is returned by Tenant's bank for any reason, there will be a $50.00 returned check fee that will be applied and due in addition to the outstanding rent and, if applicable, any late charges. Rent may be paid through the Town's payment drop box located at the north entrance to Town Hall, by mailing it to Town of Jackson, P.O. Box 1687, Jackson, WY 83001, or by ACH or credit card payment set up through the Town Finance Department.

All Tenants: If Tenant fails to pay rent or any other fees due and payable under this Lease on or before the applicable due date specified in this Lease, and after any Grace Period has expired, Landlord reserves the right to terminate this Lease and require Tenant to vacate the premises in accordance with Landlord's Default Notice as set forth in Section 35. Failure to vacate the Premises may result in legal action for eviction as permitted by Wyoming law.

5. SECURITY DEPOSIT. Tenant shall pay a security deposit equal to one (1) month's rent. The security deposit shall be paid at the time of execution of this Lease, pursuant to a payment plan agreed to in writing by the Landlord, or it may be deducted from the Tenant's paycheck as outlined in Section 6. If the rent amount increases as provided herein, the amount of the security deposit shall increase to reflect the increase in the rent amount. Landlord shall give Tenant at least sixty (60) days written notice prior to the increase of the security deposit. The security deposit increase shall be paid at the time the rent amount increase is implemented, or it may be deducted from the Tenant's paycheck as outlined in Section 6. The security deposit shall be retained by the Landlord to be used for: (i) any damages, other than normal wear and tear, caused by Tenant, (ii) any missing or damaged furnishings, furniture, or items, other than normal wear and tear, from the Premises, (iii) any unpaid rent, fees, or charges, (iv) abandonment of the Premises, (v) cleaning expenses required to return the Premises to as good a condition as it was upon commencement of this Lease, and/or (vi) to the extent permitted by Wyoming law, any other costs or damages sustained by the Landlord by reason of the failure of the Tenant to comply with any terms, provisions, covenants, or agreements contained in this Lease. It is understood that the security deposit is not pre-payment of rent and is not applicable toward the last month's rent. The Landlord shall not be obligated (although it may do so at its option) to apply the security deposit to any unpaid rent, fees, charges, or portion thereof at the termination of the Lease. Landlord shall return that portion of the security deposit not used for one of the above-listed deductions no later than thirty (30) days following vacation of the Premises by Tenant provided that, if the security deposit is being applied to any permissible circumstance, this time period shall be extended by an additional thirty (30) days. Tenant shall be liable for any damages or expenses owed in excess of the security deposit. Landlord shall promptly provide Tenant written notice of the amount owed by Tenant, and Tenant shall pay said amount within seven (7) days of notice by remitting payment to the Town's payment drop box located at the north entrance to Town Hall, by mailing it to Town of Jackson, P.O. Box 1687, Jackson, WY 83001, or by ACH or credit card payment set up through the Town Finance

Department, or at Landlord's election, it may be deducted from the Tenants paycheck as outlined in Section 6.

6. PAYCHECK DEDUCTION AUTHORIZATION. If Tenant is an employee of the Town, Tenant agrees to the following payment terms, and authorizes the Town, as its employer, to deduct rent, utility costs, deposits, and fees from their bi-weekly paychecks (each of which is from a "pay period" that is a time frame of fourteen (14) days) as follows:

a. Rent. Half (½) of the rent amount shall be deducted from the Tenant's paycheck with the first pay period of the month, and the second half (½) of the rent shall be deducted from Tenant's paycheck with the second pay period of the month.

b. Utility costs. If Tenant is required to reimburse Landlord for the costs of utilities pursuant to Section 17, such costs shall be deducted from Tenant's paycheck with the second pay period of the month.

c. Security Deposit. If Tenant does not pay the security deposit at the time of the execution of the Lease, or does not pay any increase in the security deposit when required as set forth herein, then $200.00, or an alternative amount as authorized by the Landlord, shall be deducted from Tenant's paycheck each month until the security deposit or security deposit increase is paid in full. Half (½) of this amount ($100.00) shall be deducted from the Tenant's paycheck with the first pay period of the month, and the second half (½) of this amount ($100.00) shall be deducted from the Tenant's paycheck with the second pay period of the month.

d. Pet Deposit. If Tenant has a pet and does not pay the pet deposit at the time of the execution of the Lease in accordance with Section 23 herein, then $200.00, or an alternative amount authorized by the Landlord, shall be deducted from Tenant's paycheck each month until the pet deposit is paid in full. Half (½) of this amount ($100.00) shall be deducted from the Tenant's paycheck with the first pay period of the month, and the second half (½) of this amount ($100.00) shall be deducted from the Tenant's paycheck with the second pay period of the month.

e. Fees. Any fees charged to Tenant shall be deducted from Tenant's paycheck in the pay period following the charged fee.

f. Insufficient Income. If Tenant does not have sufficient income in their paychecks to cover the rent payments, utility costs, the security deposit, or fees as outlined above, the outstanding amount due with each pay period shall be remitted no later than the Monday following the payday for the insufficient paycheck, and in no event shall the entire rent amount be paid later than the twenty fifth day of the month or it will be considered late.

g. Late and Return Check Fees. If rent is not paid in full by the twenty fifth (25^{th}) day of the month, a late fee of $50.00 will be applied, and is due in addition to the outstanding rent. Late fees shall continue to accrue after the tenth day at the rate of $10.00 per day for every day, or portion thereof, that the rent is not paid in full. If a check is returned by Tenant's bank for any reason, there will be a $50.00 returned check fee that will be applied and is due in addition to the outstanding rent and, if applicable, any late charges.

h. Final Paycheck. Landlord reserves the right to withhold and deduct from Tenant's final paycheck any unpaid amounts including, but not limited to rent, fees, charges, security deposit, damage costs, utilities, or cleaning costs. Landlord may further withhold and deduct from Tenant's final paycheck any such costs or fees that will become due after Tenant's final pay period. If Tenant does not have sufficient income in their final paycheck to cover the amount required to be deducted, then Landlord shall promptly provide Tenant written notice

of the outstanding amount owed, and Tenant shall pay the outstanding amount within three (3) days of notice.

i. Outstanding Payments. Any outstanding rent, costs, or fees may be paid through the Town's payment drop box located at the north entrance to Town Hall, by mailing it to Town of Jackson, P.O. Box 1687, Jackson, WY 83001, or by ACH or credit card payment set up through the Town Finance Department.

7. CONTINUED EMPLOYMENT. (Check One)

(✔) A condition precedent to Tenant leasing the Premises is continued full-time employment with the Town of Jackson or Teton County, Wyoming, or continued status as an active volunteer or probationary status with the Jackson/Teton County Fire/EMS. Full-time employment means either i) at least thirty-five (35) hours per week, or ii) an average of thirty-five (35) hours a week per quarter for variable-hour employees, unless otherwise approved in writing by the Director of Internal Services. If Tenant's employment terminates whether voluntarily or involuntary, Landlord shall provide Tenant written notice of termination of the Lease and notice to quit the Premises, and Tenant shall vacate the Premises within three (3) days of their last day of work, or by the end date of the Lease, whichever is sooner, unless Landlord agrees in writing to extend the time to vacate.

( ) The Tenant's employment is not a condition precedent to Tenant leasing the Premises.

8. SOLE RESIDENCE. Tenant shall use the Premises only as their sole, year-round residence. Tenant shall not directly own or own through a marriage, partnership, corporation, or any other means any other residential housing unit within the Town of Jackson limits, within Teton County limits, or in any outlying community from which an employee could reasonably commute. By signing this Lease, Tenant affirms they do not own a residential housing unit under any of these circumstances. If Tenant is found to be in violation of this provision, Landlord will provide written notice of the violation and notice of termination of the Lease, and Tenant will have thirty (30) days to vacate the Premises upon termination of the Lease under this provision. This same provision applies to all individuals residing in and occupying the Premises.

9. MOVE IN INSPECTION WORKSHEET. Tenant shall complete and execute a Move In Inspection Worksheet ("Worksheet") within fourteen (14) days of the commencement of the Lease. The Worksheet shall provide a detailed accounting of the condition of the Premises, including, but not limited to, repairs needed, damages, or material defects. If there are any furnishings, furniture, or items contained in the Premises, the Worksheet shall also document an inventory and a detailed accounting of the conditions of such furnishings, furniture, and items. If a Worksheet is not completed by the Tenant in the time specified, this may result in the Tenant being held responsible for all issues noted by Landlord at move out.

10. USE OF PREMISES. Tenant agrees and acknowledges that their use of the Premises is conditioned upon the following:

a. Shall comply with all requirements of any governmental authorities, housing authorities, or homeowner associations concerning the Premises now or hereafter in force.
b. Shall comply with rules or regulations made by Landlord from time-to-time for the safety, care, upkeep, and cleanliness of the Premises.
c. Do not place auxiliary structures of any kind on the Premises without the express written consent of the Landlord.
d. Do not install any satellite dishes cable, or permanent or semi-permanent communication services on, in, or attached to any portion of the Premises.
e. Do not sublease the Premises during the term of this Lease.

f. May not use the Premises as a business address or for the purpose of conducting any type of business, profession, or trade ("Business Activities") without the prior express written consent of the Landlord. If Tenant obtains consent to conduct Business Activities at the Premises, Tenant shall conduct such Business Activities in a manner that is lawful and does not create any nuisance, or interfere with, annoy, or disturb any neighbors or other residents at the Premises. Tenant, at their own expense, shall be responsible for duly procuring and maintaining any governmental license or permit that is required for the Business Activities. Consent for the Business Activities may be rescinded at any time by providing thirty (30) days written notice to Tenant for Business Activities to cease.
g. Shall keep radios, televisions, stereos, other audio devices, etc., at a level of sound that does not annoy or interfere with other residents or neighbors.
h. Do not permit any liens or security interests be filed against the Premises.
i. Promptly deliver to Landlord at the end of this Lease all keys for the Premises.

11. NO ILLEGAL OR PROHIBITED CONDUCT. Tenant shall not use or permit the use of the Premises contrary to any federal, state, or local law or engage in any activity in or on the Premises that is illegal under any federal, state, or local law. Nor shall Tenant permit others to engage in illegal activities in or on the Premises. Tenant shall not engage in or permit in or on the Premises disruptive conduct, noisy disturbances, abusive language, intimidating behavior, bullying behavior, threatening behavior, violent acts, any other conduct that jeopardizes the health, safety, and/or welfare of Landlord, Landlord's agents, other residents, neighbors, or property, or otherwise disturb or interfere with the rights of other residents or neighbors. If Tenant violates this section, the Lease may be terminated by the Landlord in accordance with Section 30.

12. ALTERATION AND IMPROVEMENTS. Tenant shall not make any alterations or improvements to the Premises without the advanced written consent of the Landlord.

13. REPAIR AND MAINTENANCE. Tenant shall keep the Premises in as good order as it was at the time of the commencement of this Lease, reasonable wear and tear, damage by elements, accidental fire or other casualty excepted. Tenant will immediately notify Landlord of any damage to the Premises or its contents, or to any inoperable equipment or appliances, and such damage or inoperable equipment or appliance shall be promptly repaired at no expense to the Tenant, except as indicated below. Tenant will be responsible for any damage caused by the Tenant, or Tenant's family members, invitees, or guests. Tenant agrees to be responsible for the following maintenance of the Premises, and agrees that any violation thereof shall be deemed a violation of this Lease:

a. Keep all windows, glass, window treatments, doors, locks, and hardware in good, clean order and repair.
b. Do not obstruct or cover the windows or doors, with the exception of conventional window treatments.
c. Do not leave windows or doors in an open position during inclement weather.
d. Do not hang laundry, clothing, sheets, etc. from any window, rail, porch, or, balcony, nor air or dry any of the same within any yard area.
e. Do not cause or permit any locks or hooks to be placed upon any door, except for child locks.
f. Take reasonable precautions to avoid freezing pipes and plumbing fixtures, including adhering to any preventive measures stipulated by Landlord.
g. Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and use the same only for the purposes for which they were constructed. No sweepings, garbage, sand, rags, ashes, or other substances shall be thrown or deposited therein. Any damage

to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Tenant.

h. Deposit all trash, garbage, rubbish, and refuse in the locations provided therefor and not allow any trash, garbage, rubbish, or refuse to be deposited or permitted to stand on the exterior of any building.
i. Keep the Premises, both inside and out, in good, clean, orderly, and sanitary condition.
j. Do not store or accumulate items along the exterior walls.
k. Do not paint any portion of the Premises without express written consent of Landlord.
l. Do not permit any hazardous, toxic, or flammable substances to be stored or used in or about the Premises.
m. Do not disconnect the smoke/fire alarm and/or any other detectors in the Premises.
n. Utilize the exhaust fans in the bathroom and kitchen areas at a level sufficient to prohibit the growth of mold in these areas or other areas prone to condensation.
o. Shall be responsible for the arrangement, completion, and funding of any minor repair or maintenance that costs up to $100.00 to complete.

14. KEYS. Tenant shall be issued 0 (__) keys at the commencement of the Term of this Lease.

a. Lost Keys. If Tenant loses their keys to the Premises, Tenant shall be responsible for the arrangement and cost of rekeying the Premises. In the event of rekeying, Tenant shall provide Landlord with three (3) copies of the new key within three (3) business days of rekeying the Premises.
b. Lockouts. If Tenant is locked out of the Premises, Tenant must contact Landlord to gain entry. Tenant will not be charged a fee for the first instance of lockout, but will be charged a fee for each subsequent lockout as follows:
    i. Second lockout = $25.00 fee
    ii. Third lockout = $50.00 fee
    iii. Four or more lockouts = $200.00 fee for each instance of lockout.

If Tenant is charged a fee as provided herein, Landlord shall give Tenant written notice of the charged fee. Tenant shall pay the fee with the next rent payment that is due following the written notice, or the fee may be deducted from the Tenant's paycheck as outlined in Section 6.

15. SMOKE ALARMS.

a. Smoke Alarm Reset Callout. If Landlord is called out to reset a smoke alarm, Tenant will not be charged a fee for the first reset callout, but will be charged for subsequent callouts as follows:
    i. Second reset callout = $25.00 fee
    ii. Third reset callout = $50.00 fee
    iii. Four or more reset callouts = $200.00 fee for each callout
b. Smoke Alarm Damage. If Tenant damages a smoke alarm, any costs incurred to repair the smoke alarm will be charged to Tenant as a fee.
c. Smoke Alarm Removal or Disconnection. Tenant shall not remove or disconnect any smoke alarms. If Tenant removes a smoke alarm from its ceiling mount or disconnects a smoke alarm without first obtaining permission from the Town's Facilities Manager, Tenant shall be charged a $200.00 fee.

If Tenant is charged a fee as provided herein, Landlord shall give Tenant written notice of the charged fee. Tenant shall pay the fee with the next rent payment that is due following the written notice, or the fee may be deducted from the Tenant's paycheck as outlined in Section 6.

16. SNOW REMOVAL. (Check One)

(___) All ice and snow removal will be provided with no obligation to the Tenant.

( ) Tenant is responsible for all ice and snow removal at the Premises from any steps, walkways, entrances, and driveways. Landlord will be responsible for any ice and snow removal from the roof.

(✔) Tenant shall have a shared responsibility with any other tenants of a shared housing unit for ice and snow removal at the Premises from any steps, walkways, entrances, and driveways. Landlord will be responsible for any ice and snow removal from the roof.

( ) Tenant shall be responsible for ice and snow removal from the _____. All other removal will be provided with no obligation to the Tenant, including removal from the _____.

17. YARD MAINTENANCE. (Check One)

(✔) All yard maintenance will be provided with no obligation to the Tenant.

( ) Tenant is responsible for maintaining the yard, including appropriate mowing and watering of the lawn. If there is a sprinkler system on the Premises, Tenant may use the sprinkler system to water the lawn. The maintenance and service of the sprinkler system, including the spring startup and winterization of the system, will be provided with no obligation to the Tenant. Tenant will be responsible for any repair or damage caused by misuse, abuse, or neglect of the sprinkler system. Tenant shall promptly notify Landlord of any yard or sprinkler system issues.

( ) Tenant shall have a shared responsibility with any other tenants of a shared housing unit for maintaining the yard, including appropriate mowing and watering of the lawn. If there is a sprinkler system on the Premises, Tenant may use the sprinkler system to water the lawn. The maintenance and service of the sprinkler system, including the spring startup and winterization of the system, will be provided with no obligation to the Tenant. Tenant will be responsible for any repair or damage caused by misuse, abuse, or neglect of the sprinkler system. Tenant shall promptly notify Landlord of any yard or sprinkler system issues.

(___) Tenant shall be responsible for the following yard maintenance: _____. All other yard maintenance will be provided with no obligation to the Tenant.

18. UTILITIES. (Check All That Apply)

(✔) All utilities are included with rent.

(___) The following utilities are included with rent: _____. Tenant is responsible and shall pay for any other utilities that may be necessary or desirable.

(___) Tenant is responsible and shall pay for all utilities that may be necessary or desirable, including but not limited to power, gas, water, sewer, internet, and garbage removal.

(___) If Tenant is an employee of the Town, the Landlord will maintain the following utilities in the Landlord's name: _____. Landlord will pay the costs for such utilities used by the Tenant directly to the respective company during the term of the Lease. Tenant shall reimburse Landlord for the costs of the utilities, which will be deducted from their paycheck as outlined herein.

19. CARPET CLEANING. If there are carpets in the Premises, Tenant shall either clean the carpets with a carpet shampooer/steamer or have the carpets professionally cleaned prior to vacating the Premises. If Tenant fails to clean the carpets satisfactorily or altogether, Landlord reserves the right to deduct from the security deposit the cost to have the carpets professionally cleaned.

20. HOMEOWNER'S ASSOCIATION FEES AND PROPERTY TAXES. Landlord is solely responsible for any homeowner's association fees. Landlord shall pay all property taxes on the Premises as they become due and payable.

21. CONVENANT OF QUIET ENJOYMENT. Tenant, upon paying rent and performing the covenants upon its part to be performed hereunder, shall peaceably and quietly have, hold and enjoy the Premises hereby leased during the term hereof.

22. OVERNIGHT GUESTS. Overnight guests may stay in or on the Premises for no more than seven (7) consecutive nights. No overnight visitation by a guest who has visited for a seven (7) night period may occur more than twice during each year of the Lease. For purposes of enforcing these terms, Tenant agrees to provide current license plate information for the Tenant and all occupants residing in the Premises.

23. ANIMALS. (Check One)

( ) No pets are allowed except service animals or assistance animals.

(___) Tenant intends to occupy the Premises with a service animal(s) or assistance animal(s). Service animals and assistance animals are allowed in accordance with Wyoming State and Federal law. A pet deposit is not required for a service animal or assistance animal. Tenant may be liable for any damage caused by the service animal or assistance animal to the extent allowed under Wyoming State and Federal law.

(✔) In addition to any service animals or assistance animals, Landlord consents to allow Tenant to have the following pet(s): none listed, in compliance with Jackson Municipal Code § 7.05.020(G). Tenant agrees that no other pet shall be kept on the Premises. The unauthorized presence of any pet will subject Tenant to termination of this Lease pursuant to Section 30 herein. Tenant must pay an additional $_____.00 pet deposit. The pet deposit shall be paid at the time of the execution of this Lease, pursuant to a payment plan agreed to in writing by the Landlord, or it may be deducted from the Tenant's paycheck as outlined in Section 6. The pet deposit is refundable unless there are damages or cleaning costs related to the pet(s). If the cost for the repair of the damages or cleaning exceeds the amount of the pet deposit, then Tenant will be responsible and charged for the additional costs for repair or cleaning.

If Tenant entered the Lease with no pet and later seeks to acquire a pet during the term of the Lease, or if Tenant seeks an additional pet to what Landlord consented to above, advanced written consent from Landlord is required for the pet. Landlord's written consent shall contain an accounting of any additional pet deposit required for the pet, which deposit shall be paid in advance of Tenant keeping the pet on the Premises.

24. SMOKING. No smoking is permitted in or on the Premises at any time.

25. PARKING. Tenant shall only park in spaces designated by the Landlord. Parking of oversized vehicles that do not fit within the designated parking spaces is prohibited.

26. INSPECTION/ENTRY. Landlord shall have the right to enter the Premises for reasonable inspections, to make any agreed upon or necessary repairs/improvements, to show the Premises to prospective Tenants or contractors, if Landlord believes the Premises have been abandoned, or where other good cause exists to enter. The Landlord shall give Tenant at least twenty-four (24) hours advance notice of entry, except in the event of an emergency or where other good cause exists. For major repairs or improvements that will disrupt the occupancy of the Tenant for more than one (1) day, the Landlord

shall give Tenant at least seven (7) days advance notice of entry. Notwithstanding the foregoing, Landlord shall have the right to enter and inspect the Premises and take appropriate action without advance notice in the event of any emergency, or as allowed under Jackson Municipal Code § 1.08.010.

27. INSURANCE. Landlord shall maintain, at its expense, fire, comprehensive general liability, and extended "all-risk" coverage on the Premises.

28. TENANT'S PERSONAL PROPERTY AND INSURANCE. Landlord shall not be responsible for loss, destruction, or damage to Tenant's personal property regardless of the cause. Tenant has the option to obtain a renter's insurance policy. Landlord shall have no responsibility for the payment of any renter's insurance policy obtained by Tenant.

29. DESTRUCTION OF PREMISES. If the Premises shall be damaged by fire, elements, unavoidable accident, or other casualty, without the fault or negligence of Tenant, and the Premises are not thereby rendered untenantable in whole or in part, Landlord shall promptly, at its expense, cause such damage to be repaired, and the rent shall not be abated. If, by reason of such occurrence, the Premises shall be rendered untenantable only in part, Landlord shall promptly cause the damage to be repaired and the rent, during such period of repair, shall be abated proportionately to the portion of the Premises rendered untenantable. If, by reason of such occurrence, the Premises shall be rendered wholly untenantable, Landlord shall promptly cause such damage to be repaired and the rent, during such period of repair, shall be abated in whole. There shall be no extension of the term of this Lease by reason of such abatement. Notwithstanding the foregoing provisions, if the Premises shall be rendered wholly untenantable by reason of such occurrence and the Premises cannot be repaired within six (6) months from the date such damage occurs, Landlord or Tenant shall at their option have the right to declare the balance of the term of this Lease to be null and void.

30. TERMINATION. Except in the event of any default by Tenant, which termination is governed by Section 35 and applicable state statutes or other termination provisions set forth in different sections of this Lease, either Party may terminate this Lease at any time upon giving thirty (30) days prior written notice. If the Lease is terminated pursuant to this section or pursuant to any other section of the Lease, Tenant will remain responsible for the full rent for both the month in which they give their thirty (30) days' notice and the month in which the thirty (30) days notice period expires, even if they have vacated the Premises before the end of either month. However, if after the Tenant vacates the Premises and the Landlord places another tenant into the Premises during that month, then Tenant will be obligated to pay prorated rent only up to the date the new tenant takes occupancy of the Premises. In the event of any termination, Tenant and any occupants are bound and shall abide by the terms and conditions of this Lease until they vacate the Premises.

31. SURRENDER AND CLEANING. Upon the termination of this Lease, Tenant shall quit and surrender the Premises in as good condition and repair as it was at the date of the commencement of this Lease, reasonable wear and tear excepted. Tenant is responsible for cleaning so that at surrender the Premises are in as good of a condition and repair as at the commencement of this Lease, and, if cleaning is required by the Landlord to meet this standard, Landlord will deduct the cost of such from the security deposit or withhold from Tenant's final paycheck in accordance with Section 6, if applicable. If the cost of cleaning exceeds the amount of the security deposit and Tenant's final paycheck if Tenant is an employee under Section 6, Tenant will be responsible and charged for the additional cleaning costs.

32. BINDING EFFECT. All the terms, covenants and conditions of this Lease shall be binding upon and inure to the benefit of the Parties hereto, their respective heirs, assigns, and legal representatives.

33. REPRESENTATIONS. It is mutually agreed that no representations, warranties, covenants, or agreements, expressed or implied, have been made other than those set forth herein.

34. WAIVER. The waiver by the Parties of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other condition herein contained. None of the terms hereof can be waived by either the of the Parties, except by appropriate written agreement duly executed by both Parties.

35. DEFAULT. Tenant shall be in default if Tenant fails to pay any part of the rent herein provided, or any other sum required by the Lease to be paid at the times or in the manner provided under the Lease or otherwise, or where any covenant, term, or condition of this Lease is materially violated. In the event of a default by Tenant, Landlord may provide Tenant with a notice of termination and default and notice to quit ("Default Notice"), at its sole discretion. A Default Notice shall include a request to cure the default within three (3) days of the written notice, and the specific date on which the Lease will terminate if Tenant fails to timely cure the default. If by its nature the default cannot be cured within three (3) days, but Tenant commences the cure within that time period and perfects it thereafter, no immediate termination may be effectuated. If Tenant is in default with respect to the same or substantially same covenant, term, or condition of the Lease two (2) or more times during any three (3) month period during the term of the Lease, notwithstanding any prior cure of default, Landlord may elect to immediately terminate the Lease and Tenant will not have the opportunity to cure the default. If the Lease is terminated pursuant to this section, Landlord shall provide Tenant written notice of the termination and Tenant will have three (3) days from the date of the notice to vacate the Premises, unless Landlord agrees in writing to extend the time to vacate. The Landlord reserves all rights and remedies available to them under the law in the event of default, including commencement of eviction proceedings.

36. INDEMNIFICATION. Landlord shall not be liable for any damage, injury, or loss to person or persons occurring on the Premises unless such act is the result of the negligence of the Landlord. Tenant agrees to hold Landlord harmless from any claims for damages, injury, or loss to person or persons occurring on the Premises, except for damages, injury, or loss caused by the negligence of Landlord.

37. GOVERNMENTAL IMMUNITY. Landlord does not waive their governmental immunity by entering into this Lease, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Lease.

38. ATTORNEY'S FEES. Landlord and Tenant agree that in the event either party incurs court costs or attorney's fees by reason of default or breach by the other party, the prevailing party in any such court action shall be entitled to reasonable attorney's fees and court costs from the other.

39. NOTICES. Any notice, request, demand, consent, approval, or other communication required or permitted under this Lease shall be in writing and shall be deemed duly given (i) when delivered personally to the recipient, (ii) when sent by certified mail, return receipt requested, to the address specified below, or (iii) when sent by email to the email address specified below, provided that the sender has not received a delivery failure notification. A notice sent by email shall be deemed received on the date and time the email is sent, provided that (a) the email is sent to the recipient's designated email address as set forth below, (b) the sender does not receive a bounce-back or delivery failure notification, and (c) if the notice is

sent outside of normal business hours (9:00 AM to 6:00 PM on business days), the notice shall be deemed received at 9:00 AM on the following business day. Either Party may change its address or email address for notice purposes by providing written notice to the other Party in accordance with the terms of this provision.

LANDLORD	TENANT
Town of Jackson	_____
P.O. Box 1687	_____
Jackson, WY 83001	_____
employeehousing@jacksonwy.gov	

Tenant Cell Phone: _____
Tenant Email: _____
Tenant Vehicle Make/Model/Description: _____
Tenant Vehicle License Plate State/Number: _____
Tenant Vehicle Make/Model/Description: _____
Tenant Vehicle License Plate State/Number: _____

40. SEVERABILITY. If any part of this Lease shall be construed to be unenforceable, invalid, or illegal, such unenforceability, invalidity, or illegality shall not affect any other provisions and they shall remain in full force and effect.

41. ENTIRE AGREEMENT. This Lease constitutes the complete and entire agreement between the Parties and may be modified only in writing duly signed by the Parties.

42. LAW AND JURISDICTION. This Lease shall be construed in accordance with the laws of the State of Wyoming. Any litigation arising under the terms of the Lease shall be in the state courts of the State of Wyoming, Ninth Judicial District. Any forcible entry and detainer action shall be brought in the Circuit Court of Teton County, Wyoming.

43. CONSTRUCTION. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders when the context so requires. This Lease was negotiated by both parties and thus it shall not be construed against or in favor or any party by virtue of which party drafted it or any portion thereof.

44. HEADINGS. The headings used in this Lease are for convenience only and are not to be used in its construction.

45. COUNTERPARTS; ELECTRONIC SIGNATURES. This Lease may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. At the request of either party, each party agrees to execute an original of this Lease as well as any facsimile or other reproduction hereof.

46. INCORPORATION OF RECITALS. All the recitals hereof are incorporated by this reference and are made a part hereof as though set forth at length herein.

IN WITNESS WHEREOF, each Party acknowledges they have read and understood all the terms of this Lease and hereby agree to be bound thereby. The Parties further acknowledge that they were under no duress in signing this Lease and had full opportunity to negotiate the terms contained herein and to consult independent counsel.

LANDLORD:
Town of Jackson

TENANT:

_____
Arne O. Jorgensen, Mayor

Attest:

_____
Riley Hovorka, Clerk

Tenant _____

Non-Disclosure Agreement

The following parties are entering into this Non-Disclosure Agreement ("**Agreement**") for themselves and their respective Affiliates:

Party Name	Jurisdiction of Formation	Entity Type	Principal Office Address
Energy Conservation Works	Wyoming	Joint Powers Board	PO Box 7879 Jackson, WY 83002
Town of Jackson	Wyoming	Municipality	PO Box 1687 Jackson, WY 83001
ICLEI – Local Governments for Sustainability U.S.A., Inc.	Massachusetts	Nonprofit Corporation	1536 Wynkoop St, Ste 901 Denver, Colorado, 80202
Coalition for Green Capital	District of Columbia	Nonprofit Corporation	1255 Union St. NE, 7th Fl. Washington, D.C., 20002

In consideration of the receipt of certain Confidential Information (as defined below), each of the foregoing parties (each, a "**Party**", together, the "**Parties**") agree to protect Confidential Information according to the terms of this Agreement.

1. Confidential Information. "Affiliate" means, with respect to any entity, any other entity that directly or indirectly controls, is controlled by or is under common control with that entity. "Confidential Information" means all nonpublic information disclosed by a Party (the "Discloser") under this Agreement relating to Discloser or disclosed by Discloser or its Affiliates to the receiving Party, its Affiliates or agents of any of the foregoing (collectively, "Recipient") that is designated as confidential or that, given the nature of the information or the circumstances surrounding its disclosure, reasonably should be considered as confidential.

2. Exclusions. Confidential Information excludes information that (i) is or becomes publicly available without breach of this Agreement, (ii) can be shown by documentation to have been known to the Recipient at the time of its receipt from the Discloser, (iii) is disclosed to Recipient from any third party who did not acquire or disclose such information by a wrongful or tortious act, or (iv) can be shown by documentation to have been independently developed by Recipient without reference to any Confidential Information.

3. Use of Confidential Information. The Recipient will use the Confidential Information only for the purpose of and in connection with the Parties' business relationship. Except as provided in this Agreement, Recipient will not disclose Confidential Information to anyone without the Discloser's prior written consent. The Parties will take all reasonable measures to avoid disclosure, dissemination or unauthorized use of Confidential Information, including, at a minimum, those measures they take to protect their own confidential information of a similar nature.

4. Recipient Personnel. Recipient will restrict the possession, knowledge and use of Confidential Information to each of its employees and subcontractors who (i) has a need to know the Confidential Information, and (ii) is legally obligated to protect the Confidential Information to the same or greater degree as required under this Agreement. Recipient will ensure that its employees, subcontractors, subsidiaries, and affiliates comply with this Agreement.

5. Disclosures to Governmental Entities. If a Recipient is required by a statute, government body, or court of law to disclose Confidential Information, then the Recipient will give the Discloser reasonable advance notice so that the Discloser may contest the disclosure or seek a protective order.

6. Ownership of Confidential Information. All Confidential Information will remain the exclusive property of the Discloser. The Discloser's disclosure of Confidential Information will not constitute an express or implied grant to Recipient of any rights to or under Discloser's patents, copyrights, trade secrets, trademarks or other intellectual property rights. Recipient will not use any trade name, trademark, logo or any other proprietary rights of the Discloser (or any of its affiliates) in any manner without prior written authorization of such use by the Discloser.

7. No Representation or Warranty. Each Discloser warrants that it has the right to disclose Confidential Information, but makes no representation or warranty regarding the accuracy or completeness of the Confidential Information.

8. Notice of Unauthorized Use. Recipient will notify Discloser immediately upon discovery of any unauthorized use or disclosure of Confidential Information or any other breach of this Agreement. Recipient will cooperate with Discloser in every reasonable way to help Discloser to regain possession of such Confidential Information and prevent its further unauthorized use and disclosure.

9. Return of Confidential Information. Recipient will return or destroy all tangible materials embodying Confidential Information (in any form and including, without limitation, all summaries, copies and excerpts of Confidential Information) promptly following Discloser's written request. However, if Recipient is required to retain such Confidential Information by a statute, government body, or court of law, Recipient will destroy Confidential Information promptly upon the lapse, termination, or expiration of such record retention requirement.

10. Injunctive Relief. Each Party acknowledges that injury for improper disclosure of Confidential Information may be irreparable; therefore, the injured Party is entitled to seek equitable relief, including a temporary restraining order, a temporary injunction, and a preliminary injunction without the posting of any bond or other security, in addition to all other rights and remedies available at law or in equity. The obligations and duties imposed by this Agreement with respect to any Confidential Information may be enforced by the Discloser of such Confidential Information against any and all Recipients of such Confidential Information.

11. Scope; Termination. This Agreement covers Confidential Information received by Recipient prior and subsequent to the date hereof. This Agreement is effective as of the date Confidential Information is first received and will continue for 3 years, after which it automatically renews unless a Party terminates this Agreement by providing at least 90 days prior written notice to the other Parties, provided, that Recipient's obligations with respect to Confidential Information will survive for 5 years following termination of this Agreement, and Sections 6, 10, 11, and 12 will survive indefinitely and the confidentiality obligations of this Agreement will continue to apply to the Confidential Information for as long as the information continues to constitute a trade secret or does not otherwise fall within an exclusion described in Section 2.

12. Miscellaneous. This Agreement constitutes the entire agreement between the Parties relating to the matters discussed herein and may be amended, modified, or waived only with the mutual written consent of all Parties. No Party may assign this Agreement without the other Parties' written consent. If a provision of this Agreement is held invalid under applicable law, such invalidity will not affect any other provision of this Agreement that can be given effect. This Agreement will be governed by internal laws of the District of Columbia, without reference to its choice of law rules. Exclusive jurisdiction over and venue of any suit arising out of or relating to this Agreement will be in the courts in the District of Columbia, and each of the Parties hereto consents to the personal jurisdiction of, and venue in, those courts. All notices hereunder will be in writing and will be sent by overnight courier, email, or certified mail. Notices to the Parties will be delivered to their respective address set forth below. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one

and the same instrument. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the U.S. federal ESIGN Act of 2000, Uniform Electronic Transactions Act or other applicable law) or other transmission method and any counterpart so delivered will be deemed to have been duly and validly delivered and be valid and effective for all purposes.

SUBRECIPIENT:

By: Melissa Turley
Name: Melissa Turley
Title: Executive Director
Date: July 11, 2025

ICLEI – LOCAL GOVERNMENTS FOR SUSTAINABILITY U.S.A., INC.

By:
Name:
Title:
Date:

CO-APPLICANT 1:

By:
Name: Arne Jorgensen
Title: Mayor
Date: July 21, 2025

COALITION FOR GREEN CAPITAL

By:
Name:
Title:
Date:

CO-APPLICANT 2:

By:
Name:
Title:
Date:

VEHICLE STORAGE LEASE BETWEEN TOWN OF JACKSON

AND

JACKSON DOWNTOWNER, LLC

This Vehicle Storage Lease Agreement (Agreement) is made and entered into, effective as of _____, 2025 by and between the Town of Jackson (Landlord), located at 150 East Pearl Avenue Jackson, Wyoming 83001 and Jackson Downtowner, LLC, 515 N Flagler Drive, STE 350, West Palm Beach, FL 33401. (Landlord and Tenant are each a "Party" to this Agreement and are collectively the "Parties").

RECITALS:

WHEREAS, Landlord owns certain real property situated at 55 Karns Meadow Drive Jackson, Wyoming 83001 ("Property"); and

WHEREAS, Tenant desires to park up to six (6) cars and one (1) small office trailer not to exceed 10' x 20' on a certain portion of the Property ("Premises"); and

WHEREAS, Landlord desires to lease the Premises to Tenant, and Tenant desires to lease the Premises from Landlord, upon the terms and conditions provided herein.

NOW, THEREFORE, the Parties hereto hereby agree as follows:

1. TERM. This Agreement begins on _____, 2025 concluding on December 1, 2026, or until such time as this Agreement is terminated in accordance with the terms herein. Tenant may take possession on the beginning date of the term.

2. RENT. Tenant agrees to pay Landlord rent in the amount of $250.00 per month, due and payable the on or before the first of each month.

3. STORAGE LOCATION. The vehicles shall be parked on the Premises as set forth in Exhibit A. Landlord reserves the right to relocate the storage location on the Property at any time with 24 hours' notice.

4. USE OF PREMISES; OCCUPANTS. The Premises may only be used and occupied by Tenant for the purpose of storing Tenant-owned vehicles and the trailer used in the provision of START-on-Demand service, and when those vehicles are in service, Tenant's employees' personal vehicles for the duration of their work shift. Tenant may not allow any person other than its employees to enter or stay upon the Premises, or to permit activities other than those appurtenant to parking upon the Premises without written consent of Landlord.

5. CONDITION OF PREMISES. Tenant stipulates, represents, and warrants that Tenant accepts the Premises in their existing condition, and agrees that the Premises are, at the time of this Agreement, in good order, repair, and in a safe, clean, and tenantable condition.

6. ASSIGNMENT, SUBLETTING. Tenant may not assign this Agreement or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord.

7. ALTERATIONS AND IMPROVEMENTS. Tenant may not make any alterations to the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord.

8. TENANT CONDUCT AND RESPONSIBILITIES. Unless otherwise stated, Tenant will, at its sole expense, keep and maintain the Premises in good and sanitary condition and repair during this Agreement. Tenant's responsibilities include, without limitation, the following, and any departure therefrom requires Landlord's prior written consent:

   a. Obey all rules and regulations provided by Landlord regarding the use and care of the Premises.

   b. Keep all driveways clear and accessible.

   c. Not place placards, signs, or other exhibits on the Premises.

   d. Maintain order on the Premises; not make or permit employees to make loud noises that disturb the surrounds or otherwise create a nuisance.

   e. Keep the Premises clean and tidy, removing garbage, rubbish, and refuse and not allowing said items to be deposited or accumulate on the Premises.

9. MAINTENANCE; LANDLORD RESPONSIBILITIES. Landlord agrees to maintain the Premises in a safe and habitable condition, with such costs being borne by Landlord unless the repairs were necessitated by the negligence or intentional acts of Tenant.

10. DAMAGE TO PREMISES; COST TO REPAIR. Damage to the Premises by Tenant, invitees, agents, or guests thereof, will be grounds for termination of this Agreement. Furthermore, Tenant is required to pay the costs of repair for damage it causes to the Premises over and above reasonable wear and tear.

11. OBLIGATION TO NOTIFY. Tenant will immediately notify Landlord of any accidents, dangerous conditions, or hazards on the Premises that have caused, are causing, or may cause injury or damage to the Premises or persons or property located therein.

12. INSURANCE. It is acknowledged that Landlord does not maintain insurance for Tenant's property damage or loss caused by any reason whatsoever. Landlord is not responsible for any loss or damage to property owned by Tenant or Tenant's guests or invitees, unless resulting from Landlord's intentional or negligent acts.

13. ENTRY OF PREMISES. Landlord and Landlord's agents will have the right at all reasonable times during the term of this Agreement to enter the Premises for the purposes of making any inspections, repairs, or improvements as may be deemed appropriate by Landlord or required by law; to supply agreed services; to address an emergency; or as otherwise reasonably needed by Landlord. Tenant agrees to make the Premises available to Landlord or Landlord's agents for purposes permitted under this Agreement. No advance notice is required for Landlord’s entry upon the Premises.

14. TERMINATION. Either Landlord or Tenant may terminate this Agreement upon 30 days’ written notice.

15. SURRENDER OF PREMISES. Upon the termination or expiration of the Agreement, Tenant must surrender the Premises in the same state and condition as they were at the commencement of this Agreement, except that Tenant will not be responsible for damage due to reasonable wear and tear.

16. QUIET ENJOYMENT. If Tenant remains in compliance with the terms of this Agreement, Landlord covenants that Tenant will peacefully and quietly have, hold, and enjoy the Premises.

17. INDEMNIFICATION. Landlord will not be liable, and Tenant hereby waives all claims against Landlord, for any damage to any property or any injury to any person in or about the Premises by or from any cause

whatsoever, except to the extent caused by or arising from the gross negligence or willful misconduct of Landlord or its agents, employees, or contractors. Tenant agrees to protect, indemnify and hold Landlord entities harmless from and against any and all loss, claims, liability or costs (including court costs and attorney's fees) incurred by reason of (a) any damage to any property or any injury to any person occurring in, on, or about the Premises to the extent that such injury or damage is caused by or arises from any actual or alleged act, neglect, fault, or omission by or of Tenant, its agents, servants, invitees, or visitors to meet any standards imposed by any duty with respect to the injury or damage; (b) the conduct or management of any work or thing whatsoever done by the Tenant in or about the Premises; (c) Tenant's failure to comply with any and all governmental laws, ordinances and regulations applicable to the condition or use of the Premises; and (d) any breach or default on the part of Tenant in the performance of any covenant or agreement on the part of Tenant to be performed pursuant to this Agreement. The provisions of this paragraph will survive the termination of this Agreement with respect to any claims or liability accruing prior to such termination.

18. REIMBURSEMENT. If Tenant fails or refuses to comply with any of the terms and conditions of this Agreement, Landlord may carry out and perform such conditions at the cost and expense of Tenant, which amounts will be payable on demand to Landlord. This remedy will be in addition to such other remedies as Landlord may have by reason of the breach by Tenant of any of the terms and conditions of this Agreement.

If Landlord fails or refuses to comply with any of the terms and conditions of this Agreement, Tenant may carry out and perform such conditions at the cost and expense of Landlord, which amounts will be payable on demand to Tenant. This remedy will be in addition to such other remedies as Tenant may have by reason of the breach by Landlord of any of the terms and conditions of this Agreement.

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

Jackson Downtowner:	Town:
ATTN: _____	Attn: Town Clerk
515 N Flagler Drive, Ste. 350	P.O. Box 1687
West Palm Beach, FL 33401	Jackson, Wyoming 83001
Email: _____	Email: clerk@jacksonwy.com

20. GENERAL TERMS

a. Binding Effect of Agreement, Modification and Waiver. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto. No modification of the terms of this Agreement shall be valid unless in writing and executed by the parties hereto, and no waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of

any subsequent breach of the same section or any other sections which are contained herein.

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

c. Integration. The parties intend this statement of their agreement, including the Recitals herein, to constitute the complete, exclusive, and fully integrated statement of their agreement. As such, it is the sole expression of their agreement, and they are not bound by any other agreements of whatsoever kind or nature.

d. Additional Documents and Acts. Each party agrees to execute and deliver such additional documents and instruments and to perform such additional acts as may be necessary or appropriate to effectuate, carry out and perform all of the terms, provisions, and conditions of this Agreement and the transactions contemplated hereby.

e. Conflict of Laws, Jurisdiction, Construction. This Agreement shall be constructed, performed and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with this Agreement, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States District Court for the District of Wyoming. This Agreement was negotiated by both parties and thus it shall not be construed against or in favor of any party by virtue of which party drafted it or any portion thereof.

f. Governmental Immunity. The Town of Jackson does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.

g. Counterparts; Digital Signatures. This Contract may be executed in two or more counterparts, each of which shall be deemed an original having identical legal effect, and all of which together constitute the same instrument. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. At the request of either Party, each Party agrees to execute an original of this Contract as well as any facsimile or other reproduction hereof.

Signatures follow on next page

TENANT:
JACKSON DOWNTOWNER, LLC

Sign: _____

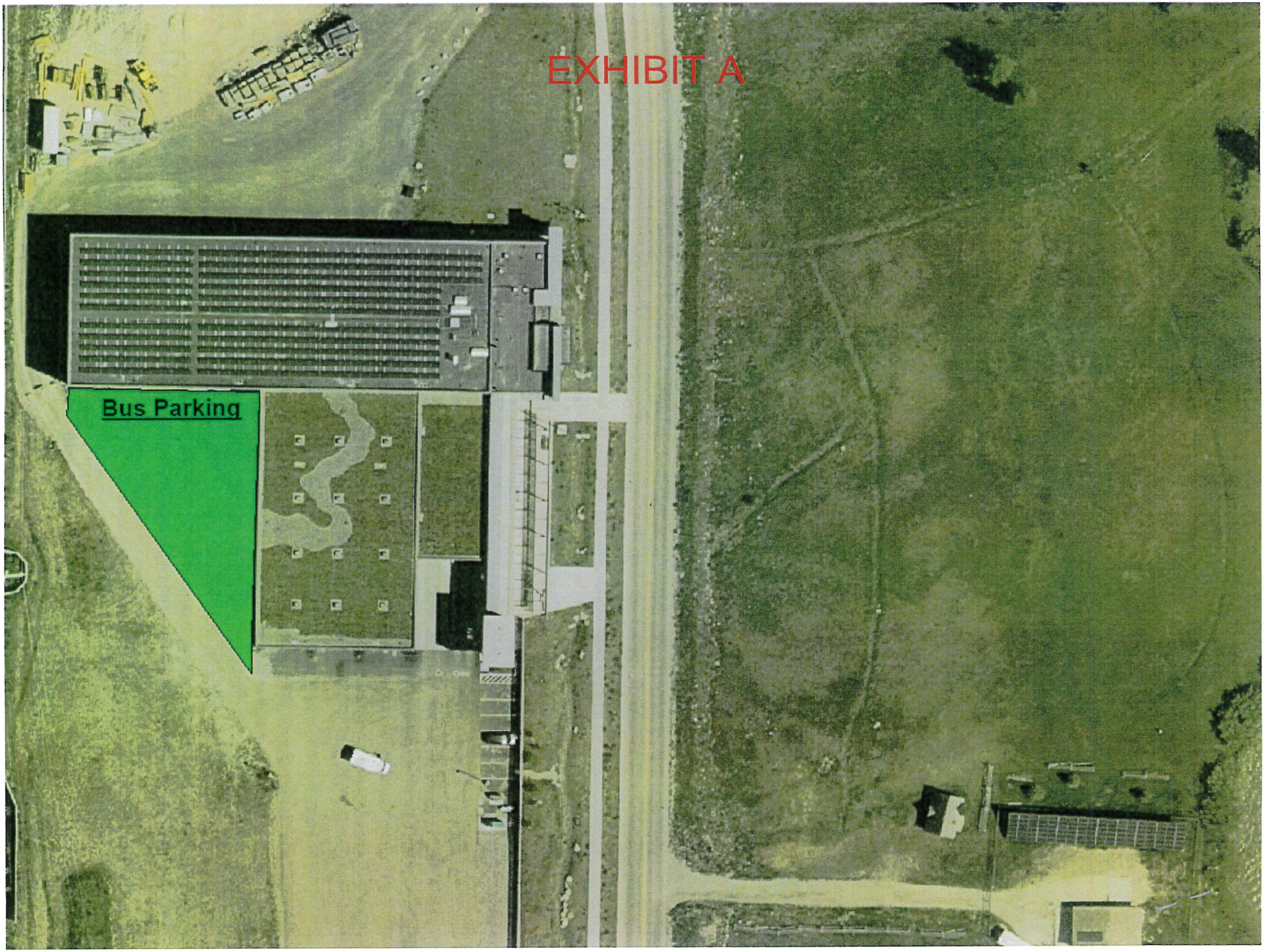
By: _____

LANDLORD:
TOWN OF JACKSON

_____
BY: Arne O. Jorgenson, Mayor

ATTEST _____

Riley Hovorka, Town Clerk


EXHIBIT A
Bus Parking

TOWN OF JACKSON
MUNICIPAL COURT
MONTHLY FINANCE REPORT FOR JUNE 2025

During the month of June, the Court received $29,953 in fines, costs, and fees.
310 Cases were closed. 49 (25 parking violations) of those cases were dismissed.
362 new Cases were filed: 288 Parking Violations, 74 Traffic/Ordinance/Criminal summons.

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

CASES CLOSED in June (Parking notices not listed):

CITATION	OFFENSE	DISPOSITION	$
186007398AC	Careless Driving	BF	240
186007613AC	Careless Driving	BF	240
186007698AC	Careless Driving	BF	250
186006520AC	Compulsory Auto Insurance	BF	280
186007459AC	Compulsory Auto Insurance	BF	280
186007603AC	Consume & possess open container alcohol by oper of vehicle	BF	140
186007636AC	Driver & Passenger Req. to wear seat belt	BF	25
186007661AC	Driver & Passenger Req. to wear seat belt	BF	10
186007689AC	Driver & Passenger Req. to wear seat belt	BF	25
186007690AC	Driver & Passenger Req. to wear seat belt	BF	25
186007479AC	Expired temporary permit/improper registration	BF	70
186007611AC	Expired temporary permit/improper registration	BF	70
186007497AC	Expired temporary permit/improper registration	BF	140
186007517AC	Expired temporary permit/improper registration	BF	140
186007556AC	Expired temporary permit/improper registration	BF	140
186007662AC	Expired temporary permit/improper registration	BF	140
186007597AC	Failure to Obey Traffic Control Device	BF	140
186007660AC	Failure to Obey Traffic Control Device	BF	140
186007591AC	Failure to stop at a red light	BF	140
186006871AC	Failure to Yield Right of Way	BF	90
186007399AC	Interference w/PD: Resisting officer	BF	250
186007612AC	Limitations on Backing	BF	90
186007633AC	Limitations on Backing	BF	90
186007632AC	Marijuana: use and/or possession	BF	250
186007569AC	Minor in Bar/Use False ID to obtain Alcohol/Malt Beverage	BF	250
186007605AC	No pedestrian shall suddenly leave a curb or other place of safety and walk or run into the path of a vehicle which is :	BF	100
186007380AC	Operating Under Suspended or revoked license	BF	440
186007554AC	Operating Under Suspended or revoked license	BF	440
186007602AC	Operation of vehicle with altered, obscured license plate	BF	90
186007458AC	Operator's Permit Required	BF	500
186007553AC	Proceed with caution on flashing yellow signal	BF	90
186007216AC	Public intoxication	BF	100
186007393AC	Public intoxication	BF	500
186006886AC	Public intoxication	BF	175
186007193AC	Public intoxication	BF	175
186007373AC	Public intoxication	BF	175
186007488AC	Public intoxication	BF	175
186007608AC	Public intoxication	BF	175
186007630AC	Public intoxication	BF	175
186007686AC	Public intoxication	BF	175
186007595AC	Speeding 25/15	BF	105
186007652AC	Speeding 34/25	BF	103
186006522AC	Speeding 38/25	BF	125
186007406AC	Speeding 40/25	BF	135
186007628AC	Speeding 43/25	BF	150
186006521AC	Speeding 44/30	BF	130
186007717AC	Speeding 45/30	BF	135
186007545AC	Speeding 47/30	BF	145
186007639AC	Speeding 48/25	BF	175
186007702AC	Speeding 65/40	BF	185
186007585AC	Speeding urban - 45/30 mph zone	BF	195
186007680AC	Speeding urban - 45/30 mph zone	BF	195
186007678AC	Speeding urban - 47/30 mph zone	BF	209
186007704AC	Speeding urban - 50/30 mph zone	BF	195
186007622AC	Speeding urban - 51/30 mph zone	BF	267
186007687AC	Speeding urban - 61/30 mph zone	BF	337
186007532AC	Speeding urban -46/30 mph zone	BF	202
186007593AC	Stop Sign Violation	BF	90
186006874AC	Stop Sign Violation	BF	140
186007160AC	Stop Sign Violation	BF	140
186007377AC	Stop Sign Violation	BF	140
186007560AC	Stop Sign Violation	BF	140
186007604AC	Stop Sign Violation	BF	140
186007460AC	Taxi Vehicle Markings and Signage	BF	500
186007149AC	Turning left at intersection	BF	90
186007706AC	Unsafe Turning Movement	BF	90
186007177AC	Use of handheld device to read, write, send/read text while driving	BF	105
186007401AC	Battery- Must Appear	D- Per Town's Motion	0
186007557AC	Expired temporary permit/improper registration	D- Per Town's Motion	0
186007536AC	Expired temporary permit/improper registration	D- Per Town's Motion	0
186007403AC	Failure to Maintain Lane	D- Per Town's Motion	0
186007278AC	Failure to yield ROW	D- Per Town's Motion	0
186007434AC	False ID- minors- purpose of purchasing or entering- MUST APPEAR	D- Per Town's Motion	0
186007566AC	Limitations on Backing	D- Per Town's Motion	0
186007287AC	Public intoxication	D- Per Town's Motion	0
186007464AC	Public intoxication	D- Per Town's Motion	0
186007131AC	Speeding 44/30	D- Per Town's Motion	0
186007138AC	Unsafe Turning Movement	D- Per Town's Motion	0
186007631AC	Compulsory Auto Insurance	D- Provided Valid Information	0
186007688AC	Compulsory Auto Insurance	D- Provided Valid Information	0

186007692AC	Compulsory Auto Insurance	D- Provided Valid Information	0
186007663AC	Failure to yield ROW approaching intersections	D- TS	0
186007511AC	Limitations on Backing	D- TS	0
186006518AC	Passing a school Bus	D- TS	0
186007563AC	Speeding 36/25	D- TS	0
186007471AC	Speeding 40/25	D- TS	0
186007487AC	Speeding 47/30	D- TS	0
186007548AC	Speeding urban - 45/30 mph zone	D- TS	0
186005342AC	1st off win 10 years-Drive/control veh under infl alcohol concentration 0.08% or more	DA - In Accordance with WS 7-13-301	760
186005217AC	1st off win 10 years-Drive/control veh under infl alcohol concentration 0.08% or more	DA - In Accordance with WS 7-13-301	760
99736N	Drive/control veh under infl alcohol concentration 0.08% or more	DA - In Accordance with WS 7-13-301	760
186006883AC	Criminal Entry	NC	325
186006884AC	Public intoxication	NC	175

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Regular - Consent
Submitting Department:	External Affairs	**Presenter:**	Susan Scarlata
Agenda Item:	State Legislative Advisor Contract	**Public Comment:**	Yes

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

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

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

Background.
In recent years Town Council has taken a strategic approach to set a Legislative Policy Approach and Agenda to do the following.

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

Analysis & Key Policy Questions.
The attached Agreement for Services with a Legislative Advisor highlights services the Advisor will provide, including the following.

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

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

Contract Term: 7/1/25 - 7/30/26

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

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

Fiscal Impact.
The attached Agreement for Services shows the fiscal impact of $60,000 for 12 months of services from the Legislative Advisor, which is included in Town Council's budget under Professional Services.

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

Attachments or Links.
Agreement for Services with a Legislative Advisor.

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

AGREEMENT FOR SERVICES OF A LEGISLATIVE ADVISOR AND CONSULTANT

This Agreement for Services ("**Agreement**") is effective the 1st day of July 2025, ("**Effective Date**") by and between the Town of Jackson, a Wyoming municipal corporation, P.O. Box 1687, Jackson, WY 83001 ("**Town"**) and Andy Schwartz, a contractor in the State of Wyoming, P.O. Box 2654, Jackson, WY 83001 ("**Contractor**").

Article 1. Statement of Services

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

Article 2. Term and Termination

The term of this Agreement shall commence on the Effective Date and terminate on June 30, 2026. The parties may extend the term of the Agreement by written agreement. Contractor or Town may terminate this Agreement at any time, with or without cause, by giving 15 days written notice to the other party of its intent to terminate this Agreement. All compensation earned and costs accrued prior to such termination shall be payable to Contractor.

Article 3. Compensation and Payment

Town agrees to pay Contractor, as full compensation for all Services provided hereunder, a total amount that shall not, in any event, exceed $60,000, to be paid in twelve equal installments. There shall be no travel expenses paid by the Town. The Contractor shall present an appropriate invoice to the Town by the first (1st) day of every month. Contractor shall be paid within thirty (30) days of receipt of invoice. It is specifically understood and agreed to by Contractor that the amount listed for the Services is a "not to exceed" amount for completion of the overall Agreement. Contractor shall not receive compensation in excess of the total "not to exceed" amount as set forth in this Article without prior written approval of the Town. The amount of compensation shall not vary as a result of the time of day the Services are performed or the number of hours during which Services are performed in any given period of time. Town may examine all records of Contractor during reasonable hours for a period up to and including one (1) year after termination of this Agreement to audit and verify the aforesaid Services.

Article 4. Place of Performance

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

Article 5. Independent Contractor Status

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

Article 6. General Provisions

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

B. Waiver. The failure of either Party to require performance by the other of any provision hereof shall in no way affect the right to require performance at any time thereafter, nor shall the waiver of a breach of any provision hereof be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy available at law or in equity.

C. Relationship. Nothing herein contained shall be construed to imply a joint venture, partnership, or principal-agent relationship between Contractor and the Town; and neither Party shall have the right, power, or authority to obligate or bind the other in any manner whatsoever, except as otherwise agreed in writing.

D. Assignment and Delegation. Neither Party shall assign or delegate this Agreement or any rights, duties, or obligations hereunder without the express written consent of the other. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the successors, legal representatives, and assignees of the Parties hereto.

E. Severability. If any provision of this Agreement is declared invalid or unenforceable, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable. In any event, the unenforceability or invalidity of any provision shall not affect any other provision of this Agreement, and this Agreement shall continue in force and effect, and be construed and enforced, as if such provision had not been included, or had been modified as provided above, as the case may be.

F. Governing Law; Jurisdiction; Construction. This Agreement shall be constructed, performed, and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with this Agreement, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States District Court for the District of Wyoming. This Agreement was negotiated by both parties and thus it shall not be construed against or in favor of any party by virtue of which party drafted it or any portion thereof.

G. Section Headings. The section headings set forth in this Agreement are solely for convenience and reference of the parties, and in no way do the headings define, limit, or describe the scope or intent of the Agreement and are to be given no legal effect.

H. Insurance. Contractor agrees to secure and maintain insurance to cover the Contractor's professional service.

I. Declaration by Independent Contractor. The Contractor declares and states that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the Services to be performed under this Agreement.

J. Governmental Immunity. The Town does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Agreement.

K. Authority. The individuals executing this Agreement warrant and represent that they are duly authorized to execute and deliver this Agreement.

Article 7. Notice

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

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

Andy Schwartz
P.O. Box 2654
Jackson, WY 83001
aschwartzwy@gmail.com

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

IN WITNESS WHEREOF the parties have duly executed this Agreement.

_____

_____
TOWN OF JACKSON, WYOMING

_____
Arne O. Jorgensen, Mayor

Attest:

_____
Riley Hovorka, Town Clerk

EXHIBIT A

SCOPE OF SERVICES

1. Overview of Services.

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

2. Services to be Performed

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

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

3. Timeliness of Services Performed

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

4. Point of Contact for Consultation

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

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Regular Meeting
Submitting Department:	Administration	**Presenter:**	Tyler Sinclair
Agenda Item:	Emergency Ordinance 1442, an Ordinance Temporarily Regulating Lawn Watering Within the Town of Jackson Wyoming and All Parties Outside the Corporate Limits of the Town of Jackson Connected to the Public Water Supply	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Town Council to consider an emergency ordinance to implement temporary irrigation limitations within the corporate limits of the Town and all properties outside the corporate limits of the Town that are connected to the public water supply in order to protect the health, safety, and welfare of the Town by ensuring sufficient water for domestic use and fire suppression.

Requested Action.
Staff requests the Town Council adopt Ordinance 1442, an ordinance temporarily regulating lawn watering within the Town of Jackson Wyoming and all parties outside the corporate limits of the Town of Jackson connected to the public water supply.

Recommendations.
Staff recommend the Town Council approve Ordinance 1442.

Background.
Over the 4th of July, the Town requested that residents and businesses irrigate less to get through a specific issue with a well that was temporarily out of service. After the Town announced that the well was put back into service, water use surged dramatically above what it was before the holiday weekend. The Town's water system has been strained nightly when irrigation peaks between 12:00am and 4:00am. To ensure there is sufficient water available for the three functions of the public water supply – domestic/household use, fire suppression/fire protection, and irrigation – Town staff is proposing the attached Ordinance 1442.

The current Town water system is made up of three zones, seven wells and three storage tanks. The three zones serve different geographical areas of the community, generally described as east Jackson (Zone 1), mid-town (Zone 2) and west Jackson (Zone 3). The seven wells are distributed throughout the three zones, with storage tanks serving in Zones 1 and 2. Although the three zones are designed primarily to work independently, they can be connected when there is low pressure in a particular zone. The Town undertook a study beginning in 2021, to update the Town's existing studies and plan for community water needs, which showed a need for additional wells in Zone 3 (west Jackson). The capacity and rate study and subsequent capital improvement plan, demonstrate that the Town can provide adequate water to our community. The Town has planned for and is currently constructing two new wells in Zone 3 and anticipates having these online by next summer.

The current supply challenges in the community are the result of a compounding set of circumstances:

- Irrigation usage this summer is significantly higher than in previous years.
- Changes in water usage in existing development and new development has increased stress on the system
- The Town and County are currently categorized as being either in Moderate Drought or Severe Drought according to the National Integrated Drought Information System - this past month was the 9th driest June on record for Teton County.
- In the past five years demand for water from the Town's system has increased by 20%.

- Operationally, well seven (serving west Jackson) is running at less than 100% capacity due to mechanical issues that cannot be addressed without taking the well offline for a significant amount of time, which is not recommended until after peak usage season (summer).
- Construction of two new wells in west Jackson was delayed approximately a year due to complications in sighting the well pump house in Rangeview Park.
- The Town water system serves three functions, domestic/household use, fire suppression/fire protection, and irrigation. All three functions are supplied through the same wells, and associated distribution and storage tanks. There is not a separate water system for domestic use, irrigation, or fire protection.

All of this together means that, during peak usage time between 12am-4am, the system is near or at its maximum capacity to deliver sufficient water with adequate pressure. Given that this strain on the system occurs from 12am to 4am, it is clear that irrigation is the primary reason behind it. The goal of the proposed emergency ordinance is to limit the amount of water used for irrigation, thus ensuring the Town can also meet the need for domestic/household use and potential fire suppression/protection. The reductions in irrigation are intended to reduce the peak water demand on the overall system by 30-40%.

Ordinance 1442, attached to this staff report, sets forth the following restrictions:

A. Properties addressed with an even number may only Lawn Water on even numbered dates.
   For example, if your address is No. 136, water on July 22, 24, 26, and so on.
B. Properties addressed with an odd number may only Lawn Water on odd numbered dates.
   For example, if your address is No. 4155, water on July 23, 25, 27, and so on.
C. The maximum amount of time a property may be watered in a 24-hour period shall not exceed the amount of time the property is being watered as of the effective date of this Ordinance.
   For example, if a person is currently watering a property for a total of one hour a day, they <u>may only</u> water the property for a maximum of one hour <u>every other day</u>.
D. New or replacement lawns:
   1. Lawn Watering may occur on the first day of installation any time of any day of the week.
   2. After the first day, Lawn Watering may occur any day for another 29 days, before 10AM and after 6PM.
   3. After day 30, Lawn Watering must occur pursuant to this Ordinance.

The following definitions from the proposed ordinance are key to understanding how the regulations will be applied.

A. Lawn Watering is the artificial application of water to a lawn and/or natural landscape *area by sprinkler to maintain its health and appearance. Lawn Watering does not include the use of drip systems or hand watering. Lawn Watering does not include the application of water to flower beds or pots, nor to food production areas.*
B. Natural Landscape Areas are outdoor spaces that predominantly feature native vegetation and design principles that mimic the wild landscapes of the local environment.

These restrictions will apply to lawn watering (sprinkler irrigation) for lawns and naturally landscaped areas. These restrictions will not apply to drip systems and hand-watering. These restrictions will also not apply to flower beds, pots, or vegetable gardens. Ordinance 1442 is set to end October 31, 2025, if not repealed sooner.

If approved, Ordinance 1442 includes a penalty provision providing that violations may be punished by a fine of up to $750.00 per day, per violation. While this penalty is included in the Ordinance -as with ordinances generally- the Town expects high compliance from community members and is available should homeowners, HOA's, landscape companies, or others need support to comply and achieve the important goal of this regulation. The Council may impose more restrictive regulations, less restrictive regulations, or different/additional regulations if those proposed in Ordinance 1442 do not address the water supply issue, if weather impacts irrigation, etc. The Town has been and will continue to monitor

water capacity and pressure daily to ensure the proposed regulations are achieving the goal of reducing peak water usage by 30-40%.

Analysis.

Key Policy Question: Does the Town Council want to approve an emergency ordinance to limit water use for irrigation purposes through October 31, 2025?

The Council has the authority, under Title 15 of the Wyoming State Statutes to enact an "emergency ordinance," *"for the immediate preservation of the public peace, health, safety or welfare, in which the emergency is defined.*" To do so the Council must vote, by a ¾ majority vote, to suspend the requirement that the ordinance be read three times and must also approve the emergency ordinance by a ¾ majority vote. Emergency ordinances are effective immediately upon proclamation by the mayor, and as soon thereafter as is practicable they are published in the newspaper.

Possible Alternatives.

The Council also has the option to:

- Consider an ordinance limiting water use for irrigation by the standard ordinance process (i.e., three readings, at minimum 10 days in between 1st and 3rd reading, and effectiveness upon publication).
- Amend the Ordinance 1442 prior to adoption.
- Not adopt regulations and requirements now and continue public education and outreach regarding the need to reduce water usage.
- Other

Comprehensive Plan & Priority Alignment.

The proposed ordinance relates to Quality of Life, Section 8: Quality Community Service Provision relating to the Town's ability to timely, efficiently, and safely deliver quality services and facilities.

Fiscal Impact.

Limiting water use for irrigation could potentially cost the Town utility revenue from the sale of water.

Staff Impact.

The staff impact of addressing this water usage situation to date has been approximately 150 hours spent by staff in the Public Works, Administration, Legal, External Affairs, and Internal Services teams. Staff impact after adoption is estimated as 16 hours a week, ongoing as needed.

Attachments or Links.

Emergency Ordinance 1442.
Ordinance 1442 Proclamation

Suggested Motions.

Motion 1
I move to suspend the requirements for three public readings of ordinances under Wyoming Statutes § 15-1-115(c).

Motion 2
I move to read Ordinance 1442 in short title.

Motion 3
I move to approve Ordinance 1442, an ordinance temporarily regulating lawn watering within the Town of Jackson Wyoming and all parties outside the corporate limits of the Town of Jackson connected to the public water supply.
Proclamation

Mayor reads Proclamation

ORDINANCE 1442

AN ORDINANCE TEMPORARILY REGULATING LAWN WATERING WITHIN THE TOWN OF JACKSON WYOMING AND ALL PARTIES OUTSIDE THE CORPORATE LIMITS OF THE TOWN OF JACKSON CONNECTED TO THE PUBLIC WATER SUPPLY; DECLARING AN EMERGENCY, PROVIDING FOR AN EFFECTIVE DATE AND A TIME FOR TERMINATION.

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

SECTION I.

A set of temporary regulations on Lawn Watering is hereby imposed on all properties within the corporate limits of the Town of Jackson and all properties outside the corporate limits of the Town of Jackson that are connected to the public water supply.

SECTION II.

The purpose of these temporary regulations that limit the frequency and duration of Lawn Watering is for the immediate preservation of the public peace, health, safety, and welfare to ensure adequate water supply for fire suppression/protection within the corporate limits of the Town, and those properties outside the corporate limits of the Town which are connected to the public water supply.

SECTION III.

The temporary regulations on Lawn Watering within the Town of Jackson and those properties outside the corporate limits of the Town which are connected to the public water supply imposed by this ordinance shall be in effect for a period of one hundred and two (102) days, beginning July 21, 2025 and concluding on October 31, 2025 unless sooner repealed.

SECTION IV.

Definitions for purposes of this Ordinances are as follows:

A. Lawn Watering is the artificial application of water to a lawn and/or natural landscape area by sprinkler to maintain its health and appearance. Lawn Watering does not include the use of drip systems or hand watering. Lawn Watering does not include the application of water to flower beds or pots, nor to food production areas.
B. Natural Landscape Areas are outdoor spaces that predominantly feature native vegetation and design principles that mimic the wild landscapes of the local environment.

SECTION V.

Pursuant to this Ordinance, the following restrictions on Lawn Watering apply to all properties within the Town of Jackson and to all properties outside the corporate limits of the Town which are connected to the public water supply, and are as follows:

A. Properties addressed with an even number may only Lawn Water on even numbered dates.
B. Properties addressed with an odd number may only Lawn Water on odd numbered dates.
C. The maximum amount of time a property may be watered in a 24-hour period shall not exceed the amount of time the property is being watered as of the effective date of this Ordinance.
D. New or replacement lawns:
    1. Lawn Watering may occur on the first day of installation any time of any day of the week.
    2. After the first day, Lawn Watering may occur any day for another 29 days, before 10 a.m. and after 6 p.m.
    3. After day 30, Lawn Watering must occur pursuant to this Ordinance.

SECTION VI.
Violations of this Ordinance shall be punishable by a fine of up to $750.00 per day, per violation.

SECTION VII.
If any section, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the Ordinance.

SECTION VIII.
Adoption of this Ordinance shall be by emergency ordinance provisions under suspension of rules and approved by not less than three quarters (3/4) of the qualified members of the governing body as required and set forth in Wyo. Stat. §15-1-115. This Ordinance shall take effect immediately upon its passage and proclamation by the mayor.

SECTION IX.
This Ordinance shall become effective July 21, 2025.

PASSED THE 21st DAY OF JULY, 2025.

TOWN OF JACKSON

BY: _____
Arne O. Jorgensen, Mayor

ATTEST:

BY: _____
Riley Hovorka, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of ____, 2025. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ___ of Ordinances of the Town of Jackson, Wyoming.

_____
Riley Hovorka, Town Clerk

PROCLAMATION FOR EMERGENCY ORDINANCE

WHEREAS, Pursuant to §15-1-116(a) of the Wyoming Statutes emergency ordinances are effective upon proclamation of the Mayor.

NOW, THEREFORE, I, Arne O. Jorgensen, Mayor of the Town of Jackson, Wyoming, do hereby proclaim Ordinance 1442, an emergency ordinance temporarily regulating lawn watering within the Town and all parties outside the corporate limits of the Town connected to the public water supply is hereby effective.

DATED THE 21st DAY OF JULY, 2025.

TOWN OF JACKSON

BY: _____
Arne O. Jorgensen, Mayor

ATTEST:

BY: _____
Riley Hovorka, Town Clerk

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Regular Meeting
Submitting Department:	External Affairs	**Presenter:**	Susan Scarlata
Agenda Item:	Sustainable Strategies Grant Consultants: Services Agreement & D.C. Trip	**Public Comment:**	Yes

Purpose & Policy Considerations.
To approve a contract with grant writing consultants Sustainable Strategies (S2) and consider sending a small delegation from the Town of Jackson to Washington D.C. to meet with Wyoming's Representative and Senators and connect with agencies where the Town has grants pending.

Requested Action.
Staff requests that Council approve the contract with Sustainable Strategies and determine if Town is interested in sending a delegation to Washington D.C. in the fall of 2025.

Recommendations.
Staff recommends approving the contract with Sustainable Strategies and that Council support a delegation traveling to Washington D.C. in September or October of 2025.

Background.
For the last three years, Town Council has supported and budgeted for work with grant consultants Sustainable Strategies (S2). A new Services Agreement for continued work with S2 is attached to this staff report. S2 is a full-service grant writing and acquisition firm. They identify potential funding opportunities, draft briefing sheets for staff and partners, write narratives and create budgets for grant applications, and draft letters of support for partners. This partnership provides a national perspective and network and greatly eases the burden of applying for grants. Please see the chart below for more detailed information about applications. During Fiscal Year 2025, S2 helped secure $260,000 in grant funding and helped staff apply for many other grants, which had they been awarded, would have provided over $7.5 million in funding. Still pending, are requests for grant support for an evacuation plan, the 'Road to Zero Waste' project, an implementation grant for 'Safe Streets for All,' and mental health peer support for the Police Department.

GRANT PROGRAM	PROJECT NAME	GRANT AMOUNT	STATUS
Municipal Investment Fund	Town of Jackson/ECW Municipal Investment Fund	$250,000	Awarded
Wyoming Urban and Community Forestry Prog.	Jackson's Aspen Hill Cemetery Tree Planting Project	$10,000	Awarded
EPA SWIFR	Teton County's Road to Zero Waste Project	$3,112,907	Pending
DOT PROTECT	County Transportation Vulnerability & Evacuation Planning Proj.	$775,000	Pending
DOT SS4A	Jackson/Teton County Safe Streets Implementation Project	$5,588,400	Pending
DOJ LEMHWA	Teton County Interagency Peer Support Program	$200,000	Pending
WYDOT Congestion Mitigation Air Quality Prog.	Teton County TDM Congestion Mitigation Project	$114,400	Declined
HUD PRO Housing	Teton County PRO Housing Action Plan	$7,000,000	Declined
MAP EJ Grant	Jackson Affordable Housing Energy Efficiency Upgrade Project	$350,000	Declined
DOE Communities Taking Charge Accelerator	Jackson Electric Mobility Pilot Program	$413,000	Not submitted
DOT National Scenic Byways	Jackson North Cache Gateway Enhancement Project	$2,500,000	Not submitted

The two opportunities listed that have not been submitted are waiting for further input from partners, WYDOT in this case, or were not invited to submit a full application after a concept paper. In addition to this list, Sustainable Strategies helped the Town work with Congresswoman Hageman's office to include a request for dedicated funding for $1,240,000 to support upgrades to Snow King Avenue, which is still working its way through the Appropriations Subcommittee.

S2 is also currently working on and helping staff consider the following grant opportunities.

- WYDOT Transportation Alternatives (TA): Working on an application for Scott Lane/Maple Way project.
- Wyoming Community Development Authority LIHTC/CDBG: Discussing possibilities with the housing department, potentially to apply for the Virginian project.
- NPS Land & Water Conservation Fund (LWCF) Applications: Working with Parks & Rec staff for development of public outdoor recreational lands and facilities in Karns Meadow Park.

Contract Term: 7/1/25 – 6/30/2026

Analysis & Key Questions

The partnership with Sustainable Strategies has been fruitful and helped secure a significant amount of funding that the Town and community are unlikely to have been able to access otherwise. S2 anticipates there will continue to be grant opportunities that are a good fit for Town priorities in Fiscal Year 2026. Some grants we passed on this year will be available again when the Town is more aware of what applications entail and closer to being "shovel ready" on certain projects. Approval of the attached Service Agreement with S2 will continue to enhance the Town's ability to navigate and access further funding opportunities to stay on target with infrastructure projects, sustainability goals, and community priorities.

Key Question #1: Does Council approve the attached Service Agreement with Sustainable Strategies?

Trip to Washington D.C.: Sustainable Strategies has encouraged the Town to send a delegation with Elected Officials and Town staff to Washington D.C. to meet with senior federal and state leaders who may help support the Town's priorities. The Town has taken two such trips and there is interest in taking another this fall. These relationship-building trips, organized and scheduled by S2, are framed around key projects and specific sources of funding where the Town has applications pending. They also include meetings with Wyoming's elected congressional and state representatives, key staff in the White House and Office of the Governor, and with federal and state agency staff running funding programs in specific policy areas. S2 advises that a trip for a few days at the end of October could be scheduled when both the House of Representatives and Senate are in-session. This would be for one staff member, likely the Town Manager, Mayor, and one other Councilmember, if there is interest.

Key Question #2: Does Council want to approve travel for a trip to Washington D.C. this fall and have staff begin the necessary planning?

Possible Alternatives.

Town Council could choose not to support a trip to Washington D.C. and/or to end the Town's contract with S2 at the end of the fiscal year.

Comprehensive Plan & Priority Alignment.

Policy 8.1.c: Innovate past barriers to service delivery goals
Policy 9.3.a: Analyze new ideas.
Policy 10.3.c: Elected officials will set and fund the plan.

Fiscal Impact.

S2 has helped the Town secure more than $8 million in grant funding for our community thus far, with millions more pending. It is unlikely that staff would have the capacity to apply for these grants without S2's support. The attached Service Agreement with Sustainable Strategies is for $96,000 ($8,000 monthly) for one year of consulting and work through June of 2026. There will be further fiscal impact to Council's Training, Travel, & Meetings budget for a potential

trip to Washington D.C. to connect with legislators and other branches of the federal government. Previous trips to D.C. were about $7,500.

Staff Impact.
Between three and five staff members attend monthly meetings with S2 amounting to approximately 2-5 hours a month in staff time. Some additional staff time is required when S2 prepares grant applications and staff provide content, editing, and affirming the application is correct. Depending on the application's length, staff spends between 5- and 20 hours completing grant applications. Not all grants that S2 helps write are primarily for the Town, those where the Town of Jackson is the primary applicant require more staff time.

Attachments or Links.
Services Agreement with Sustainable Strategies

Suggested Motion.
I move to:

1) Approve the Services Agreement with Sustainable Strategies and authorize the Mayor to execute it subject to minor changes by staff; and

2) Approve travel for and direct staff to plan a trip to Washington D.C. in the fall of 2025.

PROFESSIONAL SERVICES AGREEMENT FOR
GRANT AFFAIRS AND STRATEGIC CONSULTING SERVICES

This Agreement for Professional Services for Grant Affairs and Strategic Consulting Services ("**Agreement**") is effective the 1st day of July 2025, ("**Effective Date**"), and is executed by and between the Town of Jackson, a Wyoming municipal corporation, P.O. Box 1687, Jackson, WY 83001 ("**Town**"), and Sustainable Strategies DC, having a place of business at 500 New Jersey Avenue, NW, Suite 600, Washington, DC 20001 ("**Consultant**").

1. Statement of Services

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

2. Term

The term of this Agreement shall be for one (1) year commencing on the Effective Date and terminating on June 30, 2026 ("Term"), unless sooner terminated or extended as provided herein. The parties may extend the term of the Agreement by written agreement (each and "Extension Term"). Either party may terminate the Agreement at any time, with or without cause, by giving thirty (30) days written notice to the other party of its intent to terminate. All compensation earned and costs accrued prior to the notice of termination shall be payable to Consultant.

3. Fees and Costs

The Town agrees to pay Consultant, as full compensation for all Services, a monthly fee in the amount of Eight Thousand ($8,000), for a total amount not to exceed Ninety Thousand Dollars ($96,000) for the Term of the Agreement and each Extension Term. Consultant shall present an appropriate invoice to the Town by the first (1st) day of every month. Consultant shall be paid within thirty (30) days of receipt of invoice. It is specifically understood and agreed to by Consultant that the amount listed for the Services is a "not to exceed" amount for completion of the overall Agreement. Consultant shall not receive compensation in excess of the total "not to exceed" amount as set forth in this Section without the prior written approval of the Town. The amount of compensation shall not vary as a result of the time of day the Services are performed or the number of hours during which Services are performed in any given period of time. The Town may examine all records of Consultant during reasonable hours for a period up to and including one (1) year after termination of this Agreement to audit and verify the aforesaid Services.

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

4. Independent Contractor Status

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

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

5. Confidentiality

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

6. Place of Performance

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

7. Notice

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

Town:	Consultant:
Town of Jackson	Sustainable Strategies DC
Attn: Town Clerk	Attn: Ashley Badesch
P.O. Box 1687	200 Massachusetts Ave. NW, Ste 380
Jackson, Wyoming 83001	Washington, DC 20001
clerk@jacksonwy.gov	ashley.badesch@strategiesdc.com

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

8. General Provisions

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

B. Waiver. The failure of either Party to require performance by the other of any provision hereof shall in no way affect the right to require performance at any time thereafter, nor shall the waiver of a breach of any provision hereof be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy available at law or in equity.

C. Assignment and Delegation. Neither Party shall assign or delegate this Agreement or any rights, duties, or obligations hereunder without the express written consent of the other. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the successors, legal representatives, and assignees of the Parties.

D. Severability. If any provision of this Agreement is declared invalid or unenforceable, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable. In any event, the unenforceability or invalidity of any provision shall not affect any other provision of this Agreement, and this Agreement shall continue in force and effect, and be construed and enforced, as if such provision had not been included, or had been modified as provided above, as the case may be.

E. Governing Law; Jurisdiction; Construction. This Agreement shall be constructed, performed, and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with this Agreement, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States District Court for the District of Wyoming. This Agreement was negotiated by both parties and thus it shall not be construed against or in favor of any party by virtue of which party drafted it or any portion thereof.

F. Section Headings. The section headings set forth in this Agreement are solely for convenience and reference of the parties, and in no way do the headings define, limit, or describe the scope or intent of the Agreement and are to be given no legal effect.

G. Declaration by Independent Contractor. The Consultant declares and states that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the Services to be performed under this Agreement.

H. Governmental Immunity. The Town does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Agreement.

I. Authority. The individuals executing this Agreement warrant and represent that they are duly authorized to execute and deliver this Agreement.

J. Counterparts; Digital Signatures. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. At the request of either Party, each Party agrees to execute an original of this Agreement as well as any facsimile or other reproduction hereof.

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

SUSTAINABLE STRATEGIES DC

_____
Ashley Badesch

TOWN OF JACKSON, WYOMING

_____
Arne O. Jorgensen, Mayor

ATTEST:

_____
Riley Hovorka, Town Clerk

EXHIBIT A – SCOPE OF WORK

1. Overview of Services

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

2. Services to be Performed

A. Community Assessment and Strategy Session

I. Update to Resource Roadmap

Within six (6) months of Agreement execution, Consultant will update the Resource Roadmap for the Town. This Roadmap will further identify opportunities for securing funding to advance the Town's priorities and will align key projects with the best sources of funding and other resources from federal, state, philanthropic, and private sector sources. The Resource Roadmap will describe key information for each funding opportunity, including eligible uses of funds, typical funding ranges, required matching funds, deadlines, key competitiveness factors, points of contact, and action steps for each priority project and funding source. The Resource Roadmap will ultimately assist the Town in prioritizing projects, planning, budgeting grant matches, and conducting strategic advocacy.

B. Implementation of the Town's Resource Roadmap

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

I. Conduct monthly conference calls with Town staff to provide updates on grant opportunities;

II. Communicate with Town staff between monthly conference calls to advance grant proposals;

III. After obtaining written authorization from the Town, organize a visit in Washington, DC for the Town's elected leaders and staff to meet with senior federal and state leaders who can help support the Town's priorities;

IV. After obtaining written authorization from the Town, organize and bring federal, state, and foundation leaders to the Jackson community to meet with the Town's elected leaders and staff, tour projects, and strengthen relationships to help support the Town's priorities;

V. Regularly update the Resource Roadmap to include new projects and grant opportunities;

VI. Perform ongoing grant services, including:

i. Assisting with registering for SAM.gov, Grants.gov, and other federal grant portals as necessary;

ii. Providing strategic advice to help shape projects to be competitive for funding;

iii. Conducting grant review of proposals that Town staff prepare;

iv. Full-service grant writing, including complete drafting of narrative responses and attachments for review by the Town;

v. Drafting of earmark requests;

vi. Organizing broad stakeholder support across the community, region, and state;

vii. Submitting grants through Grants.gov or other means; and

viii. Assisting Town staff and partners as needed with overcoming grant management challenges with federal and state agencies.

ix. Provide quarterly updates of consolidated list of grants that are awarded, pending, and in process.

x. Provide staff with summaries for each grant including total request, match requirements, and basic application content for Town Manager's report so Town Council is regularly updated about grants being submitted.

C. Annual Evaluation

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

3. Visits and Meetings with Leaders

A. Visits to Washington, DC

Upon written authorization from the Town, Consultant will organize visits for the Town's elected leaders and staff to meet with senior federal and state leaders who can help support the Town's priorities. S2 will furnish briefing sheets on key projects and information about specific funding sources that are being, or will be, sought that year. Consultant will set up meetings with the Town's elected congressional and state representatives, with key staff in the White House and Office of the Governor, and with federal and state agency staff running funding programs or policy areas.

B. Official Visits to Jackson

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

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Regular Council Meeting
Submitting Department:	Internal Services	**Presenter:**	Lynsey Lenamond
Agenda Item:	Application for New Restaurant Liquor License for Wyoming Masala N Curry Inc. at 225 N. Cache St. Suite #1	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is to consider the application for a new Restaurant liquor license. The Town Council is the local liquor licensing authority with the ability to regulate liquor licenses within the corporate limits of the Town of Jackson.

It is a statutory requirement for the Mayor to OPEN A PUBLIC HEARING on the transfer of liquor licenses. In accordance with our notice, and per Wyoming Statute, protests will be heard against the transfer during this hearing on before the Town Council. Additionally, staff presentation, public comment, Council discussion, and any voting will take place during this hearing on the application. The procedure for this item is as follows:

1. The Mayor opens the public hearing.
2. The Mayor calls for the staff presentation on the application.
3. The Mayor calls for any and all public comment, protest comment included.
4. Council discusses the application.
5. The Mayor calls for a motion on the application and the vote on the motion.
6. The Mayor closes the public hearing.

Requested Action.
Staff requests that Council conduct the public hearing and consider the new Restaurant liquor license.

Recommendations.
Staff recommends approval of the application.

Background.
On June 9, 2025, the Town Clerk's office received an application for a new Restaurant liquor license from Wyoming Masala N Curry Inc. at 225 N Cache St. Unit #1.

Restaurant liquor licenses are unlimited, and Town Council can issue these licenses at any time during the year when a qualified restaurant applies.

Jackson Municipal Code 6.10.10(D) states:

> *Restaurant* means space in a building maintained, advertised, and/or held out to the public as a place where individually-priced meals are prepared and served primarily for on-premises consumption and where the primary source of revenue from the operation is from the sale of food and not from the sale of alcoholic or malt beverages.
> 1. Full-service Restaurant means a Restaurant at which waiters and waitresses deliver food and drink offered from a printed food menu to patrons at tables or booths.
> 2. Food menu shall contain a minimum of five qualifying selections. The service of only fry orders or such food and victuals as sandwiches, hamburgers or salads shall not be deemed a Restaurant for the purposes of this section

3. Kitchen shall be an area with cooking appliances required to prepare plated meals
4. Restaurant shall designate dispensing areas to contain all open alcohol containers and beer taps and for servers to open, pour, and mix alcoholic drinks. No alcohol may be consumed within these areas and drinks will be delivered to seated customers. Alcohol may not be passed over an eating counter or bar from the dispensing area to the customer. Only employees over 18 are permitted in dispensing area and only employees over 21 may dispense and sell alcohol.
5. Alcohol shall be dispensed and prepared for consumption in the licensed building in areas approved by the local licensing authority.

Analysis & Key Policy Questions.

The Town Council should consider the following from Wyoming Statute §12-4-104(b) regarding a new liquor license:

> *(b) A license or permit shall not be issued, renewed or transferred if the licensing authority finds from evidence presented at the hearing:*
>
> *(i) The welfare of the people residing in the vicinity of the proposed license or permit premises shall be adversely and seriously affected;*
>
> *(ii) The purpose of this title shall not be carried out by the issuance, renewal or transfer of the license or permit;*
>
> *(iii) The number, type and location of existing licenses or permits meet the needs of the vicinity under consideration;*
>
> *(iv) The desires of the residents of the county, city or town will not be met or satisfied by the issuance, renewal or transfer of the license or permit; or*
>
> *(v) Any other reasonable restrictions or standards which may be imposed by the licensing authority shall not be carried out by the issuance, renewal or transfer of the license or permit.*

Possible Alternatives.

The public hearing must be conducted or at least opened at this Council meeting. Alternatives to that include:

1. Continue the public hearing to gain further public comment or information on issues related to the findings.
2. Approve the application.
3. Deny the application.

Comprehensive Plan & Priority Alignment.

This application relates to the Comprehensive Plan Policy 8.1.a, the delivery of quality levels of service to the community. It also relates to the health, safety and welfare of the community as discussed in section 8.

Fiscal Impact.

The prorated fee for the new restaurant liquor license is $2071.44. Upon approval, the fee for this license will be deposited to the Town's general fund. An undetermined amount of sales tax would be generated by the issuance this license.

Staff Impact.

The impact on the Clerk's office will total approximately 4 hours, including time spent with the applicant reviewing the license and application requirements, processing the application, reviewing the application and license with the Wyoming Liquor Division, and preparing the license. The Town Attorney, Administration, Planning and Building, and Fire Department spent time reviewing the application as well. Should this application be approved, the Police Department would include the applicant in their compliance checks.

Attachments or Links.

Application for a New Restaurant Liquor License

Suggested Motion.

Having considered Wyoming Statute 12-4-104(b) statutory factors for this application, I move to approve the application for a new restaurant liquor license from Wyoming Masala N Curry Inc. at 225 N. Cache St. Suite #1, subject to the following conditions, and further direct the Town Clerk's office to issue the license upon confirmation that the conditions of approval have been met within the timeframe set forth in Wyoming Statute 12-4-103(a)(iv):

1. The Clerk's office shall not issue the license until all required Town licenses and permits have been obtained.
2. Any additional minor corrections deemed necessary by staff and the Wyoming Liquor Division.

NEW OR TRANSFER LIQUOR LICENSE OR PERMIT APPLICATION

FOR LIQUOR DIVISION USE ONLY		
Customer #:		
Trf from:		
Reviewer:	Initials	Date
Agent:		/ /
Chief:		/ /

To be completed by City/County Clerk

Local License #: _____

License Fees

Annual Fee: $_____.____

Prorated Fee: $ 207 . 44

Transfer Fee: $_____.____

Publishing Fee: $_____.____

Date filed with clerk: 6 / 9 / 25

Advertising Dates: (2 Weeks)

_____ & _____

Hearing Date: 7 / 21 / 25

Publishing Fee Direct Billed to Applicant: ☐

License Term: 7 / 22 / 25 (Month / Day / Year) Through 3 / 31 / 26 (Month / Day / Year)

LICENSING AUTHORITY: Begin publishing promptly. As W.S. 12-4-104(d) specifies: **NO LICENSING AUTHORITY SHALL APPROVE OR DENY THE APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.**

Applicant: ~~BEK BAHADUR KHAT~~ Wyoming Masala N Curry Inc

Trade/Business Name (dba): SAFFRON INDIAN RESTAURANT

Building to be licensed/Building Address: 225 N Cache st # suit 1
(Number & Street)

Jackson (City) WY (State) 83001 (Zip) Teton (County)

Local Mailing Address: 4412 E 7th st
(Number & Street or P.O. Box)

Cheyenne (City) WY (State) 82001 (Zip)

Local Business Telephone Number: (307) 264-1001 Fax Number: (____) _____

Business E-Mail Address: _____

FILING FOR

☑ NEW LICENSE

☐ TRANSFER OF LOCATION

FILING IN (CHOOSE ONLY ONE)

☐ CITY OF: _____

☐ COUNTY OF: _____

FILING AS (CHOOSE ONLY ONE)

☐ INDIVIDUAL
☐ PARTNERSHIP
☐ LP/LLP
☐ LLC
☐ CORPORATION
☐ LTD PARTNERSHIP
☐ ORGANIZATION
☐ OTHER _____

☐ TRANSFER OWNERSHIP ☐ ASSIGNMENT LETTER ATTACHED

FORMERLY HELD BY: _____

TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)

RETAIL LIQUOR LICENSE
☐ ON-PREMISE ONLY (BAR)
☐ OFF-PREMISE ONLY (PACKAGE STORE)
☐ COMBINATION ON/OFF PREMISE (BOTH BAR & PACKAGE STORE)

☑ RESTAURANT LIQUOR LICENSE
☐ RESORT LIQUOR LICENSE
☐ BAR AND GRILL

LIMITED RETAIL (CLUB)
☐ VETERANS CLUB
☐ FRATERNAL CLUB
☐ GOLF CLUB
☐ SOCIAL CLUB

☐ MICROBREWERY
☐ WINERY
☐ DISTILLERY SATELLITE
☐ WINERY SATELLITE
☐ COUNTY RETAIL/SPECIAL MALT BEVERAGE PERMIT

SPECIAL DESIGNATIONS

☐ CONVENTION FACILITY
☐ CIVIC CENTER/EVENT CENTER/ PUBLIC AUDITORIUM
☐ GOLF CLUB
☐ GUEST RANCH
☐ RESORT

To Assist the Liquor Division with scheduling inspections: **OPERATIONAL STATUS**

☑ FULL TIME (e.g. Jan through Dec)
☐ SEASONAL/PART-TIME
☐ NON-OPERATIONAL/PARKED

(specify months of operation) from January to December

DAYS OF WEEK (e.g. Mon through Sat) from Sun to Sat

HOURS OF OPERATION (e.g. 10a - 2a) from ~~9:00~~ 11:30 AM to 9:30 pm

(2/21)

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 4

1. **BUILDING OWNERSHIP:** Does the applicant? W.S. 12-4-103(a)(iii)

   (a) **OWN** the licensed building? ☐ YES (own) ☒ NO

   (b) **LEASE** the licensed building? (Lease must be through the term of the liquor license) ☑ YES (lease)

   If Yes, please submit a copy of the lease and indicate:

   (i) When the lease expires, located on page 1 paragraph 2.1 of lease.

   (ii) Where the **Sales** provision for alcoholic or malt beverages is located, on page _____ paragraph _____ of lease.
   (MUST contain a provision for SALE OF ALCOHOLIC or MALT BEVERAGES.)

2. To operate your liquor business, have you assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license and the licensed building? W.S. 12-4-601(b) ☐ YES ☑ NO

3. Does any manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm: W.S. 12-5-401, 12-5-402, 12-5-403

   (a) Hold any interest in the license applied for? ☐ YES ☑ NO

   (b) Furnish by way of loan or any other money or financial assistance for purposes hereof in your business? ☐ YES ☑ NO

   (c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? ☐ YES ☑ NO

   (d) If you answered **YES** to any of the above, explain fully and submit any documents in connection there within:

   _____

4. Does the **applicant** have any interest or intent to acquire an interest in any other liquor license issued by **this** licensing authority? W.S. 12-4-103(b) ☐ YES ☑ NO

   If "YES", explain: _____

5. **BAR AND GRILL LICENSE OR RESTAURANT LICENSE:**
   Have you submitted a valid food service permit or application? W.S. 12-4-413(a) ☑ YES ☐ NO

6. **RESORT LICENSE:**

   Does the resort complex:

   (a) Have an actual valuation of at least one million dollars, or have you committed or expended at least one million dollars ($1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i) ☐ YES ☐ NO

   (b) Include a restaurant and a convention facility which will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii) ☐ YES ☐ NO

   (c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii) ☐ YES ☐ NO

   (d) If no on question (c), have a ski resort facility open to the general public in which you have committed or expended not less than 10 million dollars ($10,000,000.00)? W.S. 12-4-401(b)(iv) ☐ YES ☐ NO

   (e) Are you contracting/leasing the food and beverage services? W.S. 12-4-403(b)

   1. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

7. **MICROBREWERY LICENSE:**

   Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO

   (a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT
   ☐ BAR AND GRILL ☐ WINERY

   (b) Do you self distribute your products? W.S. 12-2-201(a) ☐ YES ☐ NO
   (Requires wholesale malt beverage license with the Liquor Division)

8. **WINERY LICENSE:**

   Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO

   (a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT
   ☐ BAR AND GRILL ☐ MICROBREWERY

(2/21)

9. LIMITED RETAIL (CLUB) LICENSE:

FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)

(a) Has the fraternal organization been actively operating in at least thirty-six (36) states? ☐ YES ☐ NO

(b) Has the fraternal organization been actively in existence for at least twenty (20) years? ☐ YES ☐ NO

10. LIMITED RETAIL (CLUB) LICENSE:

VETERANS CLUBS W.S. 12-1-101(a)(iii)(A):

(a) Does the Veteran's organization hold a charter by the Congress of the United States? ☐ YES ☐ NO

(b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? ☐ YES ☐ NO

11. LIMITED RETAIL (CLUB) LICENSE:

GOLF CLUBS W.S. 12-1-101(a)(iii)(D)/W.S. 12-4-301(e):

(a) Do you have more than fifty (50) bona fide members? ☐ YES ☐ NO

(b) Do you own, maintain, or operate a bona fide golf course together with clubhouse? ☐ YES ☐ NO

(c) Are you a political subdivision of the state that owns, maintains, or operates a golf course? ☐ YES ☐ NO

1. Are you contracting/leasing the food and beverage services? W.S. 12-5-201(g) ☐ YES ☐ NO
2. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

12. LIMITED RETAIL (CLUB) LICENSE:

SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E)/W.S. 12-4-301(b):

(a) Do you have more than one hundred (100) bona fide members who are residents of the county in which the club is located? ☐ YES ☐ NO

(b) Is the club incorporated and operating solely as a nonprofit organization under the laws of this state? ☐ YES ☐ NO

(c) Is the club qualified as a tax exempt organization under the Internal Revenue Service? ☐ YES ☐ NO

(d) Has the club been in continuous operation for a period of not less than one (1) year? ☐ YES ☐ NO

(e) Has the club received twenty-five dollars ($25.00) from each bona fide member as Recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues? ☐ YES ☐ NO

(f) Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club? ☐ YES ☐ NO

(g) Have you filed a true copy of your bylaws with this application? ☐ YES ☐ NO

(h) Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition Attached) ☐ YES ☐ NO

13. If applicant is filing as an Individual, Partnership or Club: W.S. 12-4-102(a)(ii) & (iii)

Each individual, partner or club officer must complete the box below.

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip ***DO NOT LIST PO BOXES***	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
[redacted]						
				NO ☐	NO ☐	NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application.)

(2/21)

14. If the applicant is a Corporation, Limited Liability Company, Limited Liability Partnership or Limited Partnership: W.S. 12-4-102(a)(iv) & (v)

Each stockholder holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock of the corporation, limited liability company, limited liability partnership, or limited partnership, **and every officer**, **and every director** must complete the box below.

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip ***DO NOT LIST PO BOXES***	Residence Phone Number	No. of Years in Corp or LLC	% of Corporate Stock	Have you been Convicted of a Felony	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt
BIR BAHADUR RAUT	[redacted]						
SANJAYA DAHAL							
LILA BAHADUR YONJAN							
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application)

REQUIRED ATTACHMENTS:

☐ A statement indicating the financial condition and financial stability of the applicant W.S. 12-4-102(a)(vi).

☐ Attach any lease agreements (especially for resort/political subdivisions leasing out food & beverage services) W.S. 12-4-103 (a)(iii)/W.S. 12-4-403(b)/W.S. 12-4-301(e).

☐ If transferring a license from one ownership to another, a form of assignment from the current licensee to the new applicant authorizing the transfer W.S. 12-4-601(b).

OATH OR VERIFICATION

*(Requires signatures by **ALL** Individuals, **ALL** Partners, **ONE (1)** LLC Member, or **TWO (2)** Corporate Officers or Directors except that if all the stock of the corporation is owned by **ONE (1)** individual then that individual may sign and verify the application upon his oath, or **TWO (2)** Club Officers.) W.S. 12-4-102(b)*

Under penalty of perjury, and the possible revocation or cancellation of the license, I swear the above stated facts, are true and accurate.

STATE OF WYOMING)
) *SS.*
COUNTY OF Sweetwater)

Signed and sworn to before me on this 4th day of June, 20 25 that the facts alleged in the foregoing instrument are true by the following:

	(Signature)	(Printed Name)	Title
1)	[signature]	BIR B RAUT	OWNER (Vice President)
2)	[signature]	SANJAYA DAHAL	OWNER (President)
3)	[signature]	Lila Bahadur Yonjan	Owner (Secretary)
4)			
5)			
6)			

Witness my hand and official seal: [signature]

Signature of Notary Public

RASHELL STINGLEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 171253
MY COMMISSION EXPIRES: MAY 19, 2031

(SEAL)

My commission expires: May 19 2031

Authentisign ID: B572B768-B90E-F011-90CE-0022482F75A

COMMERCIAL LEASE

THIS COMMERCIAL LEASE (this "Lease") is made effective as of the Effective Date (defined in the signature block hereof) by and between Gen4 LLC, a Wyoming limited liability company (the "Landlord"), and WYOMING MASALA N CURRY INC, a Wyoming corporation (the "Tenant"). For the mutual considerations, on the terms and subject to the conditions set forth herein, Landlord and Tenant hereby agree as follows:

1. **The Premises**. Landlord is the owner of 225 North Cache Street in Jackson, Wyoming, legally described as Lots 6-8 of Block 1, according to that plat recorded in the Office of the Teton County Clerk as Plat No. 101 (the "Real Property"), and all improvements thereon. There is a two-story commercial building constructed on the Real Property (the "Building"). The Building and Real Property are sometimes referred to together herein as the "Property." Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, that certain commercial space consisting of the entire second level of the Building, the exterior stairway, and that approximately 400-square foot portion of the first level of the Building, as shown on the attached **Exhibit A**, as it exists as of the Effective Date, together with nonexclusive parking rights in the parking lot behind the Building as described herein (collectively, the "Premises").

2. **Lease Term**.

2.1. Initial Term. The "Initial Term" shall be defined as commencing on **April 1, 2025** and expiring on **March 31, 2028**. The Initial Term combined with the Renewal Term (defined below), if exercised, shall be referred to herein as the "Term."

2.2. Renewal Option. So long as Tenant is not in Default (defined below), Tenant shall have the option to extend the Term of this Lease beyond the Initial Term for one additional five-year (5-year) term commencing on **April 1, 2029** and expiring on **March 31, 2034** (the "Renewal Term") by providing Landlord with notice of intent of Tenant's desire to exercise its option for the Renewal Term by **October 1, 2028** (the "Renewal Notice"). If Tenant does not timely provide Landlord with the Renewal Notice, this Lease shall expire at the end of the Initial Term, unless otherwise sooner terminated pursuant to the terms of this Lease. A Renewal Term will be on the terms and conditions set forth in this Lease.

3. **Rent**. Tenant shall pay the following sums to Landlord as rent for the Premises. Rents payable with respect to a period consisting of less than a full calendar month shall be prorated. Rents set forth in this Section 3 shall be paid by Tenant to Landlord via electronic transfer of funds to an account that Landlord shall designate, or by such other method as Landlord and Tenant may mutually agree upon from time to time.

3.1. [redacted] waived for the month of April, May, June, and July of 2025. Tenant shall commence paying Base Rent to Tenant on August 1, 2025. Thereafter, Base Rent shall be paid in advance on the first day of each calendar month of the Term.

3.2. Annual Increase of Base Rent. Annually on April 1 during the Term, the Base Rent shall increase by five percent (5%).

3.3. Additional Rent. In addition to the Base Rent set forth above, Tenant shall pay as additional rent beginning on the Effective Date and thereafter during the Term, **one-third (33.33%)** (the "Prorata Share") of Landlord's actual costs incurred with Landlord's ownership, operation, maintenance, and repair of the

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Property.[1] Such ownership, operation, maintenance, and repair costs shall be the actual real and personal property taxes, all insurance premiums, alarm costs, costs of utilities that are billed to Landlord for the Building as a whole (and not separately metered to the Premises), snow removal, Building and common area maintenance (CAM) charges, property management fees, other assessments levied or assessed against Landlord, a 10% administration fee applied to all bills paid by Landlord under this Lease related to the Property, and all other direct costs of ownership, operation, maintenance, and repair of the Property, including any common areas, parking facilities, and structural improvements (collectively, the "Operating Expenses"). Tenant shall pay the Operating Expenses when billed by Landlord.

The following shall not constitute "Operating Expenses": (i) leasing commissions or attorneys' fees, costs, and disbursements, and other expenses incurred in connection with other tenants of Building; (ii) interest or late fees on debt, fees, expenses, or amortization payments on any mortgages or indebtedness of Landlord; (iii) interest or penalties for late payments unless caused by Tenant; (iv) salaries, benefits, or other compensation paid to leasing agents or employees of Landlord other than a proportionate expense of a building or property manager; (v) costs reimbursed by insurance or any other third party; and (vi) expenses in connection with services or other benefits of a type which are not provided to Tenant but are provided to another tenant or occupant of the Building.

Annually, Landlord and Tenant shall meet and confer as to the annual Operating Expenses and shall true up the estimated Operating Expenses paid by Tenant as compared to the actual Operating Expenses incurred by Landlord, such that any overpayment by Tenant shall be reimbursed to Tenant by Landlord, and any underpayment by Tenant shall be paid by Tenant to Landlord.

3.4. Late Charges. If a rent payment due from Tenant hereunder is more than five calendar days late, then Tenant shall pay to Landlord, in addition to the amount due, a late payment fee of $500.00 per day until all late rent is paid in full. The assessment or collection of a late charge shall not constitute the waiver of any breach or default and shall not bar the exercise of other remedies for nonpayment.

4. **Security Deposit**. As of the Effective Date, Tenant has deposited a security deposit with Landlord in the amount of Ten Thousand Dollars and No Cents (**$10,000.00**), which deposit shall be held by Landlord during the Term and may be commingled with Landlord's other accounts. This deposit shall be held by Landlord throughout the Term in order to secure Tenant's performance of its obligations hereunder. If Landlord deducts any amount from this deposit in order to address any Tenant breach hereunder, Tenant shall promptly restore the security deposit to its original amount. The security deposit is in no manner intended to be a limitation on Tenant's potential liability for its obligations hereunder. Landlord shall return the security deposit to Tenant within 90 days of the termination or expiration of the Lease, less any applicable deductions for unpaid rent and/or damages to the Property that Landlord repairs as a result of Tenant's occupancy. The security deposit shall not accrue interest.

5. **Personal Guaranty**. Sanjaya Dahal, Yonjan Lila Bahadur, and Raut Bir Bahadur shall each personally guarantee the faithful performance of the Tenant's obligations in this Lease by executing a personal guaranty in the form attached hereto as **Exhibit B**. It is a condition precedent to the effectiveness of this Lease that Sanjaya Dahal, Yonjan Lila Bahadur, and Raut Bir Bahadur execute the personal guaranty attached hereto as Exhibit B.

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[1] For the avoidance of doubt, while Base Rent shall not be due from the Effective Date until August 1, 2025, Tenant shall be obligated to pay Operating Expenses during this time.

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6. **Taxes and Assessments**. Landlord shall pay all real estate taxes and assessments and any other governmental charges, assessments, or taxes pertaining to the Property during the Term, but subject to Tenant's obligation to reimburse Landlord for such items in accordance with the Operating Expenses provisions of this Lease. Tenant shall be solely responsible for paying any taxes levied against Tenant's personal property, trade fixtures, and other property placed by Tenant in the Premises.

7. **Utilities**. All utilities that are separately metered for Premises shall be arranged directly by Tenant with the utility supplier (including the posting of any required deposits) and paid by Tenant directly to the utility supplier when due. Further, Tenant shall arrange directly for all refuse removal services provided to the Premises and shall cause all refuse to be removed with sufficient frequency to prevent odors or accumulation. The location of refuse containers shall be subject to Landlord's approval. Tenant shall not install any equipment or fixtures, or use the same, in any manner which exceeds the safe and lawful capacity of any utility equipment or lines serving the Premises or Property. Landlord shall not be liable in damages or otherwise for any failure, variation, shortage or interruption of any utilities or services, and Tenant shall not be entitled to terminate this Lease or abate any portion of the rent as a result of such failure, variation, shortage or interruption.

8. **Condition**. Tenant hereby acknowledges that it has relied on its own familiarity with and/or inspections of the Premises and its own due diligence in entering this Lease and not on any representations or warranties of Landlord or any broker or other representative of Landlord concerning the condition or suitability of the Premises for any particular purpose or any other matter. Tenant hereby accepts the Premises in an AS IS condition as of the Effective Date, with all faults.

9. **Use of Premises**

9.1. Use of Premises. Tenant shall use and occupy the Premises for the sole purpose of operating a restaurant. No other purpose(s)/uses are permitted within the Premises unless Tenant first obtains the written consent of the Landlord prior to the commencement of any other use, which consent shall not be unreasonably withheld.

9.2. Change of Use Fees and Exactions. Any fees, costs, penalties, or exactions payable to any governmental authority with jurisdiction over the Premises (including the Town of Jackson) caused by permitting Tenant's use of the Premises and/or a change in the use of the Premises necessary to operate Tenant's business at the Premises shall be paid by Tenant.

9.3. Landlord Complimentary Meals. Tenant shall provide a total of four meals a week from the restaurant Tenant shall operate at the Premises to Landlord or Landlord's members (and family members thereof), managers, agents, employees, or other designees, which meal stipend shall not include alcohol or gratuity. Unused meals shall not carry over from week to week.

9.4. Parking. Tenant takes possession of the Premises with knowledge that there is no assigned parking for the Premises and that parking is available to tenants of the Building on a first-come, first-served basis. Tenant understands that Landlord shall not be responsible for signing or enforcing parking in the Building's parking lot.

9.5. Signs. No sign, placard, picture, advertisement, name, or notice shall be inscribed, displayed, printed, or affixed on or to any part of the outside or inside of the Premises, the Building, or the Property without the Tenant first obtaining the written consent of Landlord, which consent may be granted or denied in Landlord's sole discretion. Tenant must comply with all regulations of the Town of Jackson with respect to signage. Landlord shall have the right to remove any such sign, placard. and picture, advertisement, name or

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notice without notice to and at the expense of Tenant. All approved signs or lettering on doors shall be printed, painted, or affixed or inscribed at the expense of Tenant.

9.6. Noise. Tenant shall operate Tenant's business in the Premises in such a way so as not to cause noise disturbances to guests of the hotel next door.

9.7. Trash. Tenant shall arrange directly for all refuse removal services provided to the Premises and shall cause all refuse to be removed with sufficient frequency to prevent odors or accumulation. The location of refuse containers shall be subject to Landlord's approval.

9.8. Proper and Lawful Use. Tenant shall not perform any acts or carry on any practices that may injure the Premises or Property, or be a nuisance or a menace to the other tenants within the Building or adjacent properties. Tenant shall conduct its business at all times in a manner consistent with reputable business standards. Tenant shall comply with all applicable present or future laws relating to the Premises and Tenant's use thereof, including without limitation, laws regulating hours of operation, health, safety, zoning and building codes, and any permit or license requirements. Tenant shall not cause the safe floor loading capacity of the Premises, or the occupancy limits set by the fire department, to be exceeded. The Premises shall be used and occupied by Tenant in a careful, safe and proper manner. Tenant shall pay on demand for any damage to the Premises caused by the misuse of same by it, its agents, employees, licensees, guests, and invitees. Tenant shall not use or keep any substance or material in or about the Premises that may vitiate or endanger the validity of the insurance on the Premises or increase the hazard of the risk, or which may create a nuisance.

9.9. Insurance Restrictions. Tenant shall not perform any act that would cause the cancellation of any insurance policies related to the Property. Tenant shall reimburse Landlord for any increases in insurance premiums payable by Landlord as a result of any change in Tenant's use of the Premises or any change in the nature of Tenant's business.

9.10. Rules. Tenant shall and shall cause its employees, agents, and contractors to comply with (i) any rules Landlord may from time to time by notice to Tenant create or amend for the tenants of the Building; and (ii) the covenants, conditions, and restrictions, and any rules and regulations enacted by Landlord from time to time. A current copy of the Rules and Regulations for the Premises is attached hereto as **Exhibit C**.

9.11. Compliance with Environmental Laws. Without in any manner limiting any other provision of this Lease, Tenant hereby represents, warrants and agrees for the full duration of its obligations under this Lease that it will:

(a) comply fully with all federal, state and local laws, rules, orders, or regulations pertaining to health or the environment ("Environmental Laws");

(b) not dispose of or permit or acquiesce in the disposal of any waste (including, but not limited to, any paints, solvents, or paint thinners) products on, under or around the Property and will properly dispose of any grease and/or other kitchen waste, or dispose of it in such a manner as Landlord may reasonably request;

(c) defend, indemnify and hold harmless Landlord from and against any and all costs, claims, demands and damages, including attorneys' fees and court costs and investigatory and laboratory fees, related to any breach of this Lease, including, without limitation, any adverse health or environmental condition (including without limitation any violation of Environmental Laws) occurring during the Term. This indemnification obligation shall

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survive the expiration or termination of this Lease;

(d) comply with all reporting obligations imposed under the Federal Emergency Planning and Community Right to Know Act of 1986 and any similar state or local laws, rules or regulations;

(e) comply with all pretreatment requirements imposed by law with respect to the disposal of waste or effluent into the sanitary sewer system;

(f) prevent any dumping, spillage, leakage or runoff of substances regulated by Environmental Laws ("Regulated Substances") into dry wells, storm drains, water retention areas, or any areas where such substances could be absorbed into the soil;

(g) obtain and maintain all permits required by federal, state or local laws, rules or regulations;

(h) prepare, and upon request provide a copy to Landlord of, all response plans required by applicable law; and

(i) not keep, store or use within the Premises any Regulated Substances except small quantities that are reasonably necessary for Tenant's business and are stored, used and disposed of in compliance with all Environmental Laws.

10. **Improvements to Premises**

10.1. Landlord Improvements. Landlord may undertake repairs to the Property, including the Premises, during the Term, provided that such alterations and improvements do not materially change or unreasonably interfere with Tenant's use and occupancy of the Premises. Landlord shall confer with Tenant prior to undertaking any alterations, repairs, and improvements to or within the Premises, and Landlord shall use best efforts to make alterations, repairs, and improvements without or with minimal interruption to Tenant's business; provided, however, that Landlord may make repairs to damage that poses an immediate threat to healthy, safety, welfare, or property without first conferring with Tenant. For any significant planned alterations, repairs, or improvements to the Premises (where "significant" is defined as work that shall take more than one (1) business day to complete), Landlord and Tenant shall agree in writing as to the proposed construction scope and schedule.

10.2. Tenant Improvements. Tenant wishes to make any alterations, modifications, or additions to the Premises, Tenant shall first obtain the written consent of Landlord, which consent shall be given or withheld in Landlord's sole discretion ("Tenant Improvements"). All Tenant Improvements shall be made at Tenant's sole expense and shall be deemed a part of the Premises and shall remain upon and be surrendered with the Premises at the termination hereof unless otherwise agreed to in writing by the Parties. In the event that the Parties agree that Tenant may remove Tenant Improvements, Tenant shall remove Tenant Improvements and restore the Premises to the condition that existed at the beginning of the Term, reasonable wear and tear excepted. Tenant shall be responsible for obtaining all necessary building permits and governmental approvals for Tenant Improvements at Tenant's sole cost. All Tenant Improvements shall be performed by a licensed and bonded contractor; provided that Tenant may perform painting, drywall repair, and trim without a licensed and bonded contractor. As a further condition of Landlord's consent, said contractor must evidence insurance coverage to include: (a) Worker's Compensation Coverage and (b) Comprehensive General Liability Property Damage insurance. All Tenant Improvements shall be done in a good and workmanlike manner and in

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accordance with all applicable building codes and shall be diligently pursued to completion. All Tenant Improvements must be made in accordance with all local laws, codes, and regulations.

11. Repair & Maintenance

11.1. By Tenant. Tenant shall maintain the Premises and the improvements thereon, including all electrical, plumbing, and HVAC systems located within and/or solely serving the Premises, but excluding Landlord's obligations as set forth in Section 11.2 below, in good condition and repair consistent with the standards for the Building determined by Landlord. In the event of damage to the Premises or Property caused by or through acts or omissions of Tenant and/or Tenant's agents, employees, contractors, guests, licensees, business invitees, or permitted subtenants (collectively, and together with the Tenant, the "Tenant Parties"), Tenant shall be solely responsible for the cost or remedying said damage. If Tenant does not comply with its obligations under this subsection, Landlord may, but need not, make such repairs and replacements, and Tenant shall pay Landlord the cost thereof upon demand. Tenant also shall make such repairs and alterations necessary to comply with the requirements of any governmental or quasi-governmental authority having jurisdiction.

11.2. By Landlord. Landlord shall maintain and repair the Property as Landlord determines necessary, and Landlord shall maintain, repair, and replace the structural elements of the Building (including the roof, siding, foundation, and plate glass), and the electrical and plumbing systems serving the Building and Property, and Landlord shall pass these expenses through to the Tenants of the Building as Operating Expenses. Landlord shall not be liable or responsible for breakdowns or temporary interruptions in access or utilities nor for interference with Tenant's business or Tenant's access to the Premises during the course of repairs or remedial work. Notwithstanding the foregoing, in the event an element of the Premises, Building, or Property under Landlord's general responsibility is damaged through acts or omissions of Tenant Parties, then Tenant shall be responsible for that element's replacement.

12. Assignment and Subletting

12.1. Consent Required. Tenant shall not assign its interest under this Lease or sublet all or any part of the Premises without Landlord's prior written consent, which consent shall not be unreasonably withheld. Tenant shall provide to Landlord any reasonable documentation Landlord may wish to review as part of Landlord's evaluation of a potential subtenant. Any approved subleases or assignments must be in writing in a form that Landlord shall review and approve in Landlord's reasonable discretion. Tenant shall not at any time pledge, hypothecate, mortgage, or otherwise encumber its interest under this Lease as security for the payment of a debt or the performance of a contract. Tenant shall not permit its interest under this Lease to be transferred by operation of law. Any such purported assignment, sublease, or other transfer made without Landlord's consent shall be void. Landlord's consent to any requested assignment or subtenancy shall not constitute consent to any further assignment or subletting.

12.2. Transfer by Landlord. Upon any sale or other transfer of the Property by Landlord, this Lease shall continue in full force and effect and Landlord's interest in this Lease shall automatically be transferred to the transferee. Such transferee shall automatically assume all of Landlord's obligations under this Lease accruing from and after the date of transfer and the transferor shall be released of all obligations under this Lease arising after the transfer.

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13. **Insurance**

13.1. Landlord's Insurance. Landlord shall obtain and maintain and pass through as Tenant's Prorata Share of the premiums as Operating Expenses an "all risk" insurance coverage on the Building at its full replacement cost.

13.2. Tenant's Insurance. Tenant, at its cost, shall insure Tenant's personal property located on the Premises against loss or damage by fire or other casualties in the amount of its full insurable value. Tenant's policy shall also contain coverage for business interruption.

13.3. Tenant's Policy. Tenant, at is sole cost, shall obtain commercial general liability insurance with respect to the Premises (which premises shall include an area bound by the subfloor and the wall and ceiling coverings in) and Tenant's activities in the Premises, with minimum limits of $1,000,000.00 each occurrence, $2,000,000.00 general aggregate, worker's compensation insurance in accordance with statutory law, and employer's liability insurance with a limit of not less than $500,000.00 per accident, $500,000.00 disease policy limit, and $500,000.00 disease limit each employee.. Such insurance must include specific coverage provisions or endorsements (a) for broad form contractual liability insurance insuring Tenant's obligations under this Lease; (b) naming Landlord as an additional insured; (c) waiving the insurer's subrogation rights against the Landlord and its principals, members, managers, employees, agents, insurers, and attorneys (hereafter "Landlord Parties"); and (d) providing Landlord with at least 30 days prior notice of modification, cancellation, material amendment, non-renewal or expiration; and (e) expressly stating that Tenant's insurance will be provided on a primary and not contributory basis to Landlord's coverage. If Tenant provides such liability insurance under a blanket policy, the insurance must be made specifically applicable to the Premises and this Lease on a per location basis.

13.4. Proof of Coverage. Tenant shall provide Landlord with certificates of all insurance policies to be maintained by Tenant with evidence of payment of the premiums and shall provide copies or access to such copies of the actual policy within 10 days of the Effective Date.

13.5. Failure to Procure/Maintain Coverage. If Tenant does not obtain or maintain any of the insurance policies required under this Section, Landlord shall provide written notice of such failure to Tenant and if Tenant fails to cure within 10 days of receipt of such notification, Landlord shall have the right to declare a default, and/or obtain or maintain such policies on its own, and then charge all premium payments made by Landlord to Tenant.

13.6. Mutual Waiver of Subrogation. Landlord and Tenant hereby waive and shall cause their respective insurance carriers to waive any and all rights of recovery, claims, actions or causes of action against the other or against the officers, directors, shareholders, partners, joint venturers, employees, agents, customers, invitees, business visitors, patrons or guests of such other party, for any loss or damage to such waiving party arising from any cause which is covered or required to be covered by the insurance which is required to be carried by such party pursuant to this Lease, or which is covered by any other insurance actually carried by such party, to the extent of the limits of such policy. Landlord and Tenant, from time to time, shall cause their respective insurers to issue appropriate endorsements to all policies of insurance carried in connection with the Premises or the contents thereof, which endorsements waive such insurer's subrogation rights under such policies against the beneficiaries of this waiver.

14. **Landlord Nonliability; Indemnity**. Except in the event of Landlord's default hereunder, Landlord's gross negligence, or Landlord's intentional misconduct, Landlord shall not be liable to, and Tenant waives any claims for, any personal injury to or damage to personal property of Tenant Parties occurring in the Premises

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or anywhere else on the Property, or for damage or loss suffered by the business of Tenant from any cause whatsoever (including, without limitation, such damage or loss resulting from fire, steam, smoke, electricity, gas, water, rain, ice, or snow that may leak or flow from or into any part of the Premises, or from breakage, leakage, obstruction, or other defects of the pipes, wires, appliances, plumbing, air conditioning, or lighting fixtures of the Premises, whether the said damage or injury results from conditions arising upon the Premises or from other sources). Landlord shall not be liable in any manner to Tenant Parties for harm caused by the criminal or intentional misconduct or neglect of any third parties. Tenant covenants that no claim shall be made against Landlord by Tenant Parties or anyone claiming through Tenant Parties for any injury, loss, or damage to the Premises or to any person or property occurring upon the Premises from any cause other than Landlord's default under this Lease, the gross negligence of Landlord or breach of any warranty or representation made by Landlord to Tenant in this Lease. In no event shall Landlord be liable to Tenant for any consequential damages sustained by Tenant arising out of the loss or damage to any property of Tenant. Tenant shall indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability, and expense (including attorneys' fees) in connection with loss of life, personal injury, or damage to property occurring as a result of Tenant Parties' occupancy or use of the Premises, or occasioned wholly or in part by any act or omission of Tenant Parties. The provisions of this Section 14 shall survive the termination of this Lease.

15. **Damage or Destruction to Premises.**

15.1. ***Effect of Damage or Destruction.*** In the event the Premises shall be damaged or destroyed either (i) by an insured loss within Landlord's standard property insurance policies to such extent that Landlord cannot make necessary repairs or rebuild within six (6) months from the date of such damage or destruction, or (ii) by any uninsured loss, or (iii) by an insured loss with respect to which Landlord's mortgagee (if any) requests that the insurance proceeds be applied to the indebtedness, then, at Landlord's option, this Lease may be terminated, in which event Tenant shall be allowed an abatement of rent from the date of such damage or destruction. If the Premises shall be damaged or destroyed by fire or other causes and Landlord elects to continue this Lease, then this Lease shall not terminate, the damage or destruction shall be repaired or rebuilt, the rent shall abate proportionally until the repairs or rebuilding are completed to Tenant's reasonable satisfaction and possession thereof given to Tenant, but the Term of this Lease shall not be extended. Tenant shall in all events restore or repair its alterations and improvements to the Premises. Tenant may, but shall not be required, to pay rent from the date of damage or destruction until Landlord communicates its decision whether to repair or rebuild, or terminate this Lease (the "Decision Period"). If Landlord decides to rebuild or repair, Tenant shall pay rent for the Decision Period proportional to the amount of the building Tenant has been able to use for its purposes during the Decision Period.

15.2. ***Substantial Destruction.*** Should fifty percent (50%) or more of the total leasable area of the Premises at any time be damaged or destroyed by fire or any other cause, Landlord may terminate this Lease by written notice to Tenant.

15.3. ***Tenant Damage.*** In the event of a loss or damage of any scope or nature which arises out of or in connection with the use, misuse, or occupancy of the Premises by Tenant Parties, or results from the acts or omissions of Tenant Parties, Tenant shall indemnify Landlord for any claims, loss or damage not covered under Landlord's standard insurance coverage, including the deductible portion of such insurance.

15.4. ***Tenant's Insurance Proceeds.*** Any insurance proceeds received by Tenant with respect to any damage or destruction to the Premises caused by Tenant Parties' negligence or breach or default under this Lease shall be paid over to Landlord to pay for repairs or replacements necessitated by such damage or destruction after all of Tenant's repairs are covered.

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16. **Condemnation**

16.1. Automatic Termination. If during the Term all or any material part of the Premises directly and adversely impacting Tenant's use and occupancy of the Premises is permanently taken for any public or quasi-public use under any statute or by right of eminent domain, or purchased under threat of such taking, this Lease shall automatically terminate on the date on which the condemning authority takes possession of the Premises.

16.2. Optional Termination. If during the Term any part of the Property is taken or purchased by right of eminent domain or in lieu of condemnation, whether or not any portion of the Premises is taken, and if in the reasonable opinion of Landlord substantial alteration or reconstruction of that portion of the Property is necessary or desirable as a result thereof. Landlord shall have the right to terminate this Lease by giving Tenant at least 30 days written notice of such termination.

16.3. Award. Landlord shall be entitled to receive and retain the entire award or consideration for the affected lands and improvements and Tenant shall not have or advance any claims against Landlord for the value of its property or its leasehold estate or the unexpired term of this Lease or for costs of removal or relocation or business interruption expense or any other damages arising out of the taking or purchase. Nothing herein shall give Landlord any interest in or preclude Tenant from seeking and recovering on its own account from the condemning authority any separate award of compensation attributable to the taking or purchase of Tenant's chattels or trade fixtures or attributable to Tenant's relocation expenses provided that any such separate claim by Tenant shall not reduce or adversely affect the amount of Landlord's award. If any such separate award made or compensation paid to Tenant specifically includes an award or amount for Landlord, Tenant shall promptly account therefor to Landlord.

17. **Subordination**. This Lease is and shall be subject and subordinate in all respects to all existing and future mortgages now or hereafter encumbering the Property or any part hereof, provided that the holders of any such mortgages agree that in the event of foreclosure, provided Tenant is not in default of its obligations under this Lease, Tenant shall not be disturbed in its use and occupancy of the Leased Premises pursuant hereto. The holder of any mortgage may elect in writing at any time to be subordinate to this Lease.

18. **Estoppel Certificates**. Tenant shall at any time within 10 days after written request from Landlord execute, acknowledge, and deliver to Landlord a statement in writing: (a) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the date to which the rent and other charges are paid in advance, if any; (b) confirming the commencement and expiration dates of the Term; (c) confirming the amount of the security deposit held by Landlord; (d) acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed; and (e) confirming any other matters or providing any other information that Landlord requests. Any such statement may be conclusively relied upon by a prospective purchaser or encumbrancer of the Property or any part thereof. If Tenant fails to respond within the required period, Tenant shall, at Landlord's option, conclusively be deemed to have certified, confirmed, and acknowledged all matters requested by Landlord. If Landlord desires to finance or refinance the Property, Tenant hereby agrees to deliver to any lender designated by Landlord such financial statements of Tenant as may be reasonably required by such lender and/or requested by Landlord. Such statement shall include without limitation the past three years' financial statements of Tenant. All such financial statements shall be received by Landlord in confidence and shall be used only for the purposes herein set forth.

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19. **Mechanics Liens**. Tenant shall keep all of the Premises and every part thereof free and clear of any and all mechanics, materialman's, and other liens for or arising out of or in connection with work or labor done, services performed, or materials or appliances used or furnished for or in connection with any operations of Tenant, any alteration, improvement, repairs, or additions that Tenant may make or permit or cause to be made, or any work or construction, by, for, or permitted by Tenant on or about the Premises, or any obligations of any kind incurred by Tenant, and at all times promptly and fully to pay and discharge any and all claims on which any such lien may or could be based, and to indemnify Landlord and all of the Premises against all such liens and claims of liens and suits or other proceedings pertaining thereto. Tenant hereby expressly recognizes that in no event shall it be deemed the agent of Landlord and no contractor of Tenant shall by virtue of its contract be entitled to assert any lien against the Premises. If any such lien is filed against the Premises on account of the acts of Tenant, Tenant agrees to promptly pay the same or post a bond to have such lien discharged. If Tenant fails to discharge such lien within 15 days of its filing, then, in addition to any other right or remedy of Landlord, Landlord may, at its election, discharge the lien. Tenant shall pay on demand any amount paid by Landlord for the expenses of Landlord incurred in defending any such action or in obtaining the discharge of such action or in connection therewith, including reasonable attorneys' fees.

20. **Quiet Enjoyment**. If Tenant pays the rent and observes and performs the terms, covenants, and conditions contained in this Lease, Tenant shall peaceably and quietly hold and enjoy the Premises for the Term without hindrance by Landlord; provided, however, that Tenant acknowledges that the exercise by the Landlord of any of the rights conferred on Landlord under this Lease and the entry upon the Premises for or in connection with such purposes shall not be deemed to be a constructive or actual eviction of the Tenant and shall not be considered to be a breach of Landlord's covenant of quiet enjoyment.

21. **Surrender and Holdover**

21.1. Surrender. Upon the expiration or termination of this Lease or of Tenant's right to possession, Tenant shall surrender the Premises in the condition in which it existed upon commencement of the Term, reasonable wear and tear excepted. Tenant shall not remove any permanent improvements that were provided by Landlord at the commencement of this Lease. All fixtures or improvements constructed or installed by Tenant at the Premises, except Tenant's trade fixtures, lighting fixtures, furniture, equipment and other personal property, shall be the property of Landlord. All wall coverings, carpeting, and other fixtures located in or serving the Premises, except Tenant's trade fixtures, lighting fixtures, furniture, equipment, and other personal property, whether installed by Tenant or Landlord, shall remain at the Premises at the expiration or termination of this Lease without compensation, allowance, or credit to Tenant. Tenant shall promptly remove Tenant's trade fixtures, lighting fixtures, furniture, drapes, equipment, and other personal property and repair any damage to the Premises caused by such removal. If Tenant shall fail to perform any repairs or restoration or fail to remove any items from the Premises as required hereunder, Landlord may do so, and Tenant shall pay Landlord the cost thereof upon demand. All property removed from the Premises by Landlord hereunder may be handled, discarded, or stored by Landlord at Tenant's expense, and Landlord shall in no event be responsible for the value, preservation, or safekeeping thereof. All such property shall at Landlord's option be conclusively deemed to have been conveyed by Tenant to Landlord as if by bill of sale without payment by Landlord. If Landlord arranges for storage of any such property, Landlord shall have a lien against such property for costs incurred in removing and storing the same.

21.2. Holdover. If Tenant holds over without Landlord's consent, Tenant shall be in Default hereunder without notice or opportunity to cure, and, in addition to any other right or remedy of Landlord, Tenant shall, at Landlord's election, be a tenant at sufferance or a tenant from month-to-month. In either case, all terms and provisions of this Lease shall remain in effect at Landlord's option, except that rent shall be payable monthly in advance at a rate equal to twice the rate in effect immediately before the holdover began.

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A holdover month-to-month tenancy may be terminated by either party as of the first day of a calendar month upon at least 10 days' prior notice. A holdover tenancy at sufferance is terminable at any time by Landlord without notice.

22. **Breach, Default, and Remedies**

22.1. Default by Tenant. Each of the following events shall constitute an "Event of Default" under this Lease:

(a) Failure to Pay Rent. Tenant fails to pay any rent payable by Tenant under this Lease, or any part thereof, within five (5) days following the due date and fails to cure such failure within five (5) days after Landlord delivers written notice of such failure to Tenant.

(b) Failure to Perform Other Obligations. Tenant breaches or violates any provision of this Lease applicable to Tenant other than a covenant to pay rent, and such breach or violation continues for a period of 30 days after written notice thereof from Landlord to Tenant; or, if such breach or violation cannot be reasonably cured within such 30-day period, Tenant does not commence a cure within such 30-day period or does not thereafter pursue such cure in good faith to completion. The provisions of this section shall not apply with respect to any breach or non-compliance for which a cure period is specifically set forth in this Lease or for which an Event of Default is otherwise provided under this section.

(c) Abandonment of Premises. Tenant abandons all or any portion of the Premises.

(d) Bankruptcy or Related Proceedings. Tenant files a petition in bankruptcy or insolvency, or for reorganization or arrangement under any bankruptcy or insolvency Laws, or voluntarily takes advantage of any such Laws by answer or otherwise, or dissolves or makes a general assignment for the benefit of creditors, or involuntary proceedings under any such Laws for the dissolution of Tenant are instituted against Tenant, or a receiver or trustee is appointed for the Premises or for all or substantially all of Tenant's property, and such involuntary proceedings are not dismissed or such receivership or trusteeship vacated within 60 days after such institution or appointment.

22.2. Defaults by Landlord. Landlord's failure to perform any of its obligations under this Lease for a period of 30 days after written notice thereof is received by Landlord from Tenant shall constitute an "Event of Default" under this Lease.

22.3. Remedies. If any Event of Default occurs, the non-defaulting Party shall have the right to exercise any one or more of the remedies described below:

(a) Cure by non-defaulting Party. The non-defaulting Party may, at its option but without any obligation to do so, and without releasing the defaulting Party from any obligations under this Lease, make any payment or take any action as it deems necessary or desirable to cure any Event of Default in such manner and to such extent as it deems necessary or desirable; provided that, prior to making any such payment or taking any such action, the non-defaulting Party notifies the defaulting Party of its intention to do so (unless in the event of an emergency) and affords the defaulting Party at least 15 days in which to make such payment or take such action. The defaulting Party shall pay the non-defaulting Party, immediately upon demand, all advances, costs, and expenses in connection with making any such payment or taking any such action, including reasonable attorneys' fees.

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(b) Termination of Lease and Damages. The non-defaulting Party may terminate this Lease, effective at such time as may be specified by notice to the defaulting Party. In the event Landlord terminates the Lease it may demand (and, if such demand is refused, recover) possession of the Premises from Tenant. In such event, Landlord shall be entitled to recover from Tenant, immediately upon such termination or recovery of possession, whichever is earlier, (i) an aggregate sum equal to all unpaid rent for the entire period prior to the termination date or date of recovery of possession, as applicable, plus (ii) the costs of recovering the Premises, plus (iii) all other sums of money and damages then owing by Tenant to Landlord under the terms of this Lease, plus (iv) Landlord's attorney's fees. Landlord shall seek to relet the Premises in good faith. Upon termination, Tenant's right of possession shall cease and terminate and Landlord may reenter and take possession of any of the Premises, without additional demand or notice, and repossess the same and expel Tenant and any Party claiming by, through, or under Tenant, and remove the effects of both.

(c) Reletting the Premises. Upon Landlord's recovery of possession of the Premises, Landlord may enter the Premises as an agent for Tenant or in Landlord's own name, without any obligation to do so, and relet the whole Premises or any portion thereof, with or without improvements made by Tenant thereon, for any period equal to, greater or less than the remainder of the Term of this Lease, for any reasonable sum (including any rental concessions and rent-free occupancy), to any tenant which Landlord may deem suitable and satisfactory, and for any use and purpose that Landlord deems appropriate. In the event of any such reletting, Landlord agrees to apply the net amount received by Landlord for any such re-letting of the Premises to Tenant's liability as set forth in the following paragraph.

(d) Survival of Tenant's Liability. Notwithstanding any termination of this Lease by Landlord, Tenant shall be and remain liable for all rent owed hereunder and other charges and sums due hereunder for the remainder of the Term, as and when such charges and sums come due, less the net amount received by Landlord for any re-letting of the Premises. Such liability shall survive the termination of this Lease, any recovery of possession of the Premises by Landlord, any action to secure the possession of the Premises, and/or Landlord's pursuit of any other remedy available to Landlord pursuant to the terms of this Lease, at law or in equity in accordance with the provisions contained herein.

(e) Right to Successive Actions. Landlord shall have the right to maintain successive actions against Tenant for recovery of all damages, including without limitation amounts equal to all rent and other charges and amounts payable hereunder, and Landlord shall not be required to wait to begin such actions or legal proceedings until the date this Lease would have expired.

(f) Landlord May Pursue Numerous Remedial Options. Landlord may pursue any combination of such remedies named herein in addition to any and all remedies available to Landlord on account of Tenant's default at law or in equity.

23. **Notices**. All notices, demands and other communications required under this Lease shall be in writing, together with verbal notification, and will only be deemed properly given and received (a) when actually given and received, if delivered in person to a Party as confirmed via signature; or (b) the same day as deposited with an overnight delivery service or with the U.S. Postal Service, certified or registered mail with return receipt requested (signature required); or (c) the same day as sent via facsimile (transmission confirmed). All such notices shall be accompanied with an email copy of the notice as well as verbal notice. All such notices shall be transmitted by the methods described above to the addresses set out below, or at such other addresses as specified by notice delivered in accordance herewith:

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If to Tenant:
Sanjay Dahal
2653 Apres Ski Way C-1
Steamboat Springs, CO 80487
Sanjaydahal78@gmail.com
(720) 309-3285

Yonjan Lila Bahadur
4621 Kipling St., Apt 30
Wheat Ridge, CO 80033.
Lamalila345@gmail.com
(720) 771-6218

Raut Bir Bahadur
4412 East 7th Street
Cheyenne, WY 82001
Rautbir35@gmail.com
(407) 607-0291

If to Landlord:
Gen 4, LLC
285 N. Cache
P.O. Box 1712
Jackson, WY 83001
gen4@lexjh.com

With a copy to:
Tim and Diana Waycott
525 Rancher St.
P.O. Box 2317
Jackson, WY 83001
waycott4@gmail.com
307-690-2648
307-690-6248

24. **Rights Reserved by Landlord**. Except as expressly provided in this Lease, Landlord reserves all rights of ownership and control over all portions of the Property, including without limitation the following:

24.1. Access. Landlord or its agents shall have the right to enter the Premises upon 24 hours' verbal notice to Tenant (except in the case of an emergency, in which no notice shall be required), to examine the Premises and to show the Premises to prospective purchasers or lessees, and to make such repairs, alterations, improvements, or additions as Landlord may deem necessary or desirable including repair, maintenance, or alteration of adjoining areas.

24.2. Use. Landlord reserves the right to use (or grant others the right to use) any portion of the Property and Building other than the Premises.

24.3. Restriction of Access. Landlord reserves the rights to: (i) prevent or restrict access to any portion of Building by such security procedures or devices as Landlord may consider necessary or appropriate, provided access to the Premises for Tenant's use thereof is not obstructed; (ii) control or prevent access by and remove any person who is loitering or whose presence in the judgment of Landlord's security or management personnel is prejudicial to the safety, character, reputation, and interests of the Property; and (iii) limit or prevent access to all or any portion of the Building, activate emergency controls or procedures, or otherwise take such action or preventive measures deemed necessary by Landlord for the safety of tenants or other occupants of the Building or the protection of the Property in the case of fire, other casualty, or other dangerous condition or threat thereof.

24.4. Other Tenants. Landlord reserves the right to lease any portion of Building other than the Premises to such other tenants, occupants, or other parties and for such uses as Landlord, in Landlord's sole discretion, deems appropriate.

24.5. Changes. Landlord reserves the right to: (i) install, maintain, alter, and remove signs on or about the Property; provided, however, that Landlord shall not alter Tenant's existing signage; (ii) grant interests and rights in the Property to other parties; or (iii) in connection with the foregoing matters or with any other inspections, repairs, maintenance, improvements, or alterations in or about the Property or as a result of

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any casualty, incident, condemnation, act of God, law or governmental requirement or request or other cause, erect scaffolding, barricades, and other structures.

24.6. Limitations. In connection with exercising any rights reserved under this Section 24, Landlord shall: (i) take reasonable steps to minimize interference with access to the Premises except when necessary on a temporary basis; (ii) take reasonable steps to avoid materially changing the configuration or reducing the square footage of the Premises, unless required by law or other causes beyond Landlord's reasonable control (and in the event of any permanent material reduction in the area of the Premises the Base Rent and Tenant's Proportionate Share shall be proportionately reduced); and (iii) if Landlord enters the Premises in connection with any of the foregoing matters, take reasonable steps to minimize any interference with Tenant's business, and following completion of the work, return Tenant's leasehold improvements, fixtures, property and equipment to the original locations and conditions to the fullest extent reasonably possible.

24.7. Agent. The Landlord and the Tenant acknowledge that the Landlord may, from time to time in its discretion, engage a third party (the "Agent") to manage, supervise, and operate the Premises, Building, and/or Property. With respect to any Agent engaged pursuant to this paragraph, the Landlord and the Tenant hereby agree that: (i) Agent acts for and represents Landlord in this transaction; (ii) Agent may perform without objection from the Tenant, any obligation or exercise any right of the Landlord imposed or given herein or by law and such performance shall be valid and binding, if authorized by the Landlord, as if performed by the Landlord; (iii) the Tenant shall pay all rentals to the Agent if directed to do so by the Landlord; (iv) except as otherwise provided by law, the Agent shall not be liable to the Tenant for the nonperformance of the obligations or promises of the Landlord contained herein; and (v) the Landlord, may, in its discretion and in accordance with any management agreement, remove without replacing or remove and replace any agent engaged to manage, supervise and operate the Premises.

25. General

25.1. Severability. If any term, covenant or condition of this Lease, or the application thereof, is to any extent held or rendered invalid, it shall be and is hereby deemed to be independent of the remainder of the Lease and to be severable and divisible therefrom, and its invalidity, unenforceability, or illegality shall not affect, impair or invalidate the remainder of the Lease or any part thereof.

25.2. No Waiver or Amendment. The waiver by Landlord of any breach of any term, covenant, or condition contained in this Lease shall not be deemed to be a waiver thereof on any subsequent occasion. The subsequent acceptance of rent by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant, regardless of Landlord's knowledge of such preceding breach at the time of such acceptance. No term, covenant, or condition of this Lease shall be deemed to have been waived by Landlord unless such waiver is in writing and signed by Landlord. No alteration, amendment, or termination of this Lease shall be binding upon Landlord or Tenant unless in writing and signed by Tenant and Landlord.

25.3. Effect of Payment. No payment by Tenant or receipt by Landlord of an amount lesser than rent due, nor an endorsement or statement on any check or any letter accompanying any check or payment of rent, deemed an acknowledgment of full payment or accord and satisfaction, and Landlord may accept and cash any check or payment without prejudice to Landlord's right to recover the balance of the rent due and pursue any other remedy provided in this Lease, regardless of any attempt to impose binding conditions on such payment by restrictive endorsement on Tenant's check or otherwise.

25.4. Successors and Assigns. All rights and liabilities under this Lease extend to and bind the successors and assigns of Landlord and permitted successors and assigns of Tenant. No rights, however, shall

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inure to the benefit of any transferee of the Tenant unless the transfer has been consented to by Landlord in writing.

25.5. Joint and Several Liability. Each of the individual listed as Tenant and undersigned are jointly and severally responsible and liable for all obligations under this Lease.

25.6. Integration. This Lease and exhibits hereto set forth all the covenants, promises, agreements, conditions and understandings between Landlord and Tenant concerning the subject hereof, and there are no other covenants, promises, agreements, conditions or understandings, either oral or written, between the parties including any previously negotiated and/or executed letter of intent or similar document.

25.7. WAIVER OF JURY TRIAL. IN ANY LITIGATION BETWEEN LANDLORD AND TENANT, THE MATTER SHALL BE DECIDED BY A JUDGE SITTING WITHOUT A JURY, AND ACCORDINGLY EACH PARTY HEREBY WAIVES ITS RIGHT TO A JURY TRIAL.

25.8. Governing Law and Venue. This Lease shall be construed in accordance with and governed by the laws of the State of Wyoming. Any action or proceeding seeking to enforce any provision of, or based on any right arising out of, this Lease may be brought against any of the parties hereto in the courts of the State of Wyoming, County of Teton, or, if it has or can acquire jurisdiction, in the United States District Court for the District of Wyoming, and each of the parties hereto consents to the jurisdiction of such court (and of the appropriate appellate courts) in any such action or proceeding and waives any objection to venue laid therein.

25.9. Time of Essence. Time is of the essence of this Lease and of every part and provision hereof.

25.10. Counterparts. This Lease may be executed in counterparts, which together shall constitute a single instrument. Execution by electronic signature or production of a copy of this executed lease shall be considering an original and legally binding.

25.11. Captions. All captions of Sections in this Lease are solely for convenience of reference and shall not be considered or referred to in resolving questions of interpretation.

25.12. Beneficiaries. There are no third-party beneficiaries to this Lease or any term or provision hereof.

25.13. Lease Terms Confidential. Tenant (including its employees and members and managers) shall keep all of the terms of this Lease (in particular the amount of Base Rent paid by Tenant) confidential and may only divulge such terms to professional advisors who have a need to know such terms (such as accountants and attorneys).

25.14. Limited Force Majeure. Neither party shall be in default under this Lease to the extent such party is unable to perform any of its repair and maintenance obligations on account of an inability to send repairment or laborers to the Property as a result of governmental pre-emption or prescription, national emergency, or local or national pandemic or related governmental orders.

Authentisign ID: [redacted]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease to be effective on the date the last party hereto affixes its signature, as written below (the "Effective Date"):

LANDLORD:

Gen4 LLC, a Wyoming limited liability company

By: _____
Diana Waycott, Manager

Date signed: _____

TENANT:

WYOMING MASALA N CURRY INC, a Wyoming corporation

By: Authentisign Sanjaya Dahal

Name: Sanjaya Dahal

Its (Title): President SD 2:19 PM

Date signed: 03/31/25

By: Authentisign Yonjan Lila Bahadur

Name: Yonjan Lila Bahadur

Its (Title): Secretary/Treasurer YLB 04/01/25

Date signed: 03/31/25

By: Authentisign Raut Bir Bahadur

Name: Raut Bir Bahadur

Its (Title): Vice President RBB 04/01/25

Date signed: 03/31/25

AuthentiSign ID: EB72B768-850E-F011-80CE-0022482275A

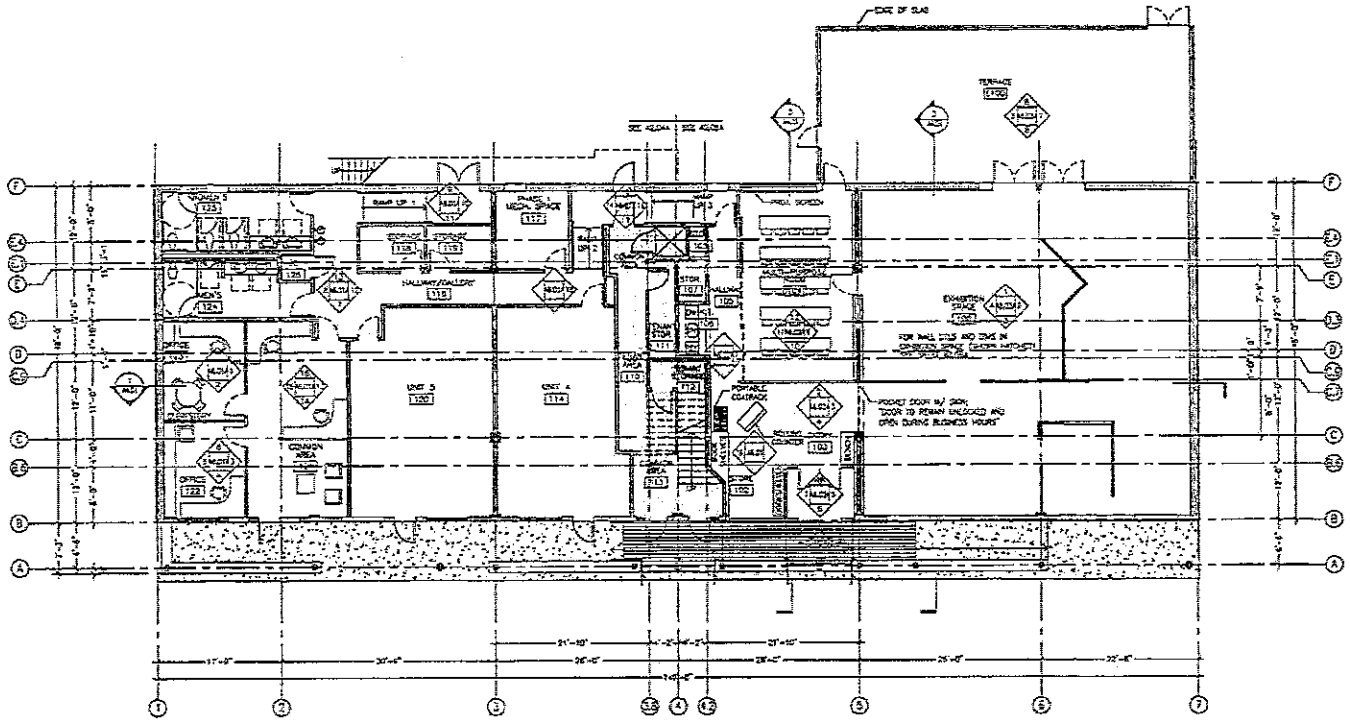
EXHIBIT A
Depiction of the Premises

See attached 2-page drawing.

Authentisign ID: [redacted]

LEGEND
EXISTING WALL TO REMAIN
NEW WALL

FOR ENLARGED PLANS
SEE A2.01A1 – A2.03A



1 FIRST FLOOR PLAN: PHASE I
SCALE: 1/8"=1'-0"

CHARLES ROSE ARCHITECTS INC

STATE OF WYOMING
LICENSED ARCHITECT

JACKSON HOLE HISTORICAL SOCIETY AND MUSEUM
225 NORTH CACHE DRIVE
JACKSON, WYOMING 83001

PURPOSE	DATE

FIRST FLOOR PLAN: PHASE I

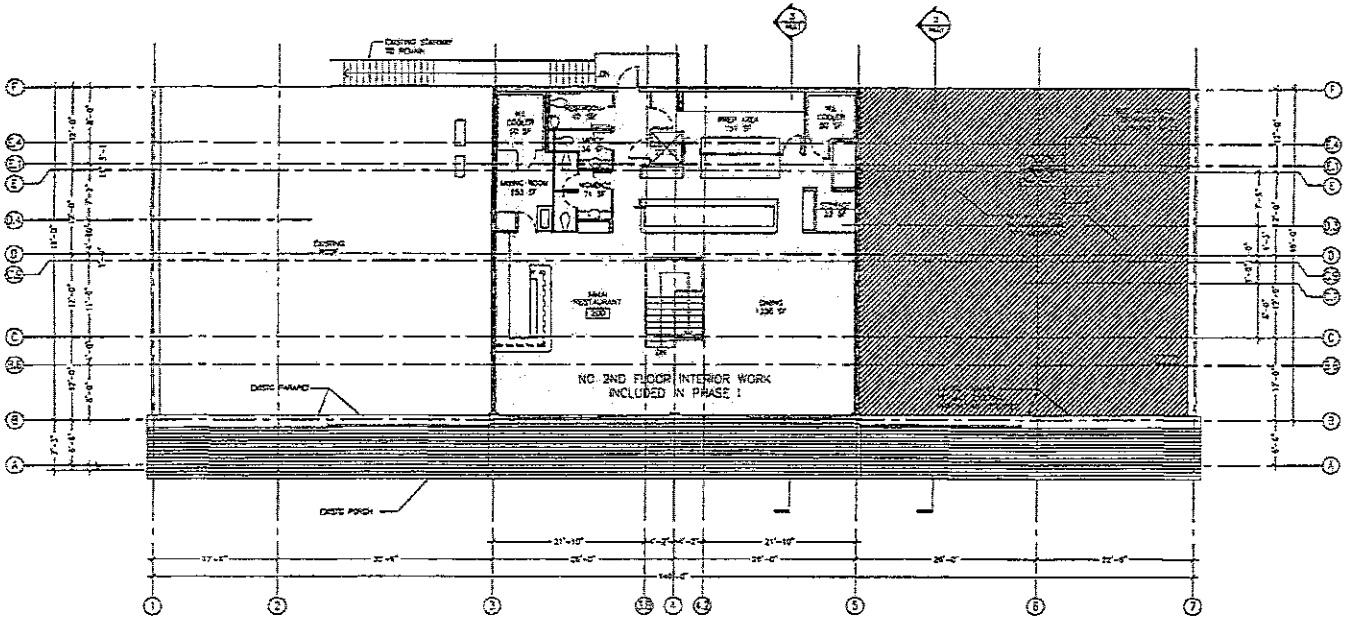
A2.01A

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LEGEND

EXISTING WALL TO REMAIN

EXISTING ROOF TO BE REMOVED



1 SECOND FLOOR PLAN: PHASE I
SCALE: 1/4"=1'-0"

CHARLES ROSE ARCHITECTS INC

JACKSON HOLE HISTORICAL SOCIETY AND MUSEUM

225 NORTH CACHE DRIVE
JACKSON, WYOMING 83001

SECOND FLOOR PLAN: PHASE I

A2.02A

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EXHIBIT B
Personal Guaranty of Lease

WHEREAS, a certain lease agreement (the "Lease") of even date herewith has been entered into by and between Gen4 LLC, a Wyoming limited liability company (therein and herein referred to as "Landlord"), and WYOMING MASALA N CURRY INC, a Wyoming corporation (therein and herein referred to as "Tenant"), covering certain "Premises" described in the Lease located in the Town of Jackson, County of Teton, State of Wyoming;

WHEREAS, the Landlord under the Lease requires as a condition to its execution of the Lease that the undersigned guarantee the full performance of the obligations of Tenant thereunder;

WHEREAS, the undersigned is desirous that Landlord enter into the Lease with Tenant; and

WHEREAS, capitalized terms used herein but not defined shall have the respective meanings set forth in the Lease.

NOW, THEREFORE, in consideration of the execution of the Lease by Landlord and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agrees as follows:

1. The undersigned hereby unconditionally guarantees, on a joint and several basis, the full performance of each and all of the terms, covenants and conditions of the Lease to be kept and performed by Tenant, including the payment of all rentals and other charges to accrue thereunder. This covenant and agreement on the part of the undersigned is herein referred to as the "Guaranty."

2. This Guaranty shall continue in favor of the Landlord notwithstanding any extension, modification, or alteration of the Lease entered into by and between the parties thereto, or their successors or assigns, and notwithstanding any assignment of the Lease, with or without the consent of Landlord, and no extension, modification, alteration or assignment of the Lease shall in any manner release or discharge the undersigned and the undersigned does hereby consent thereto.

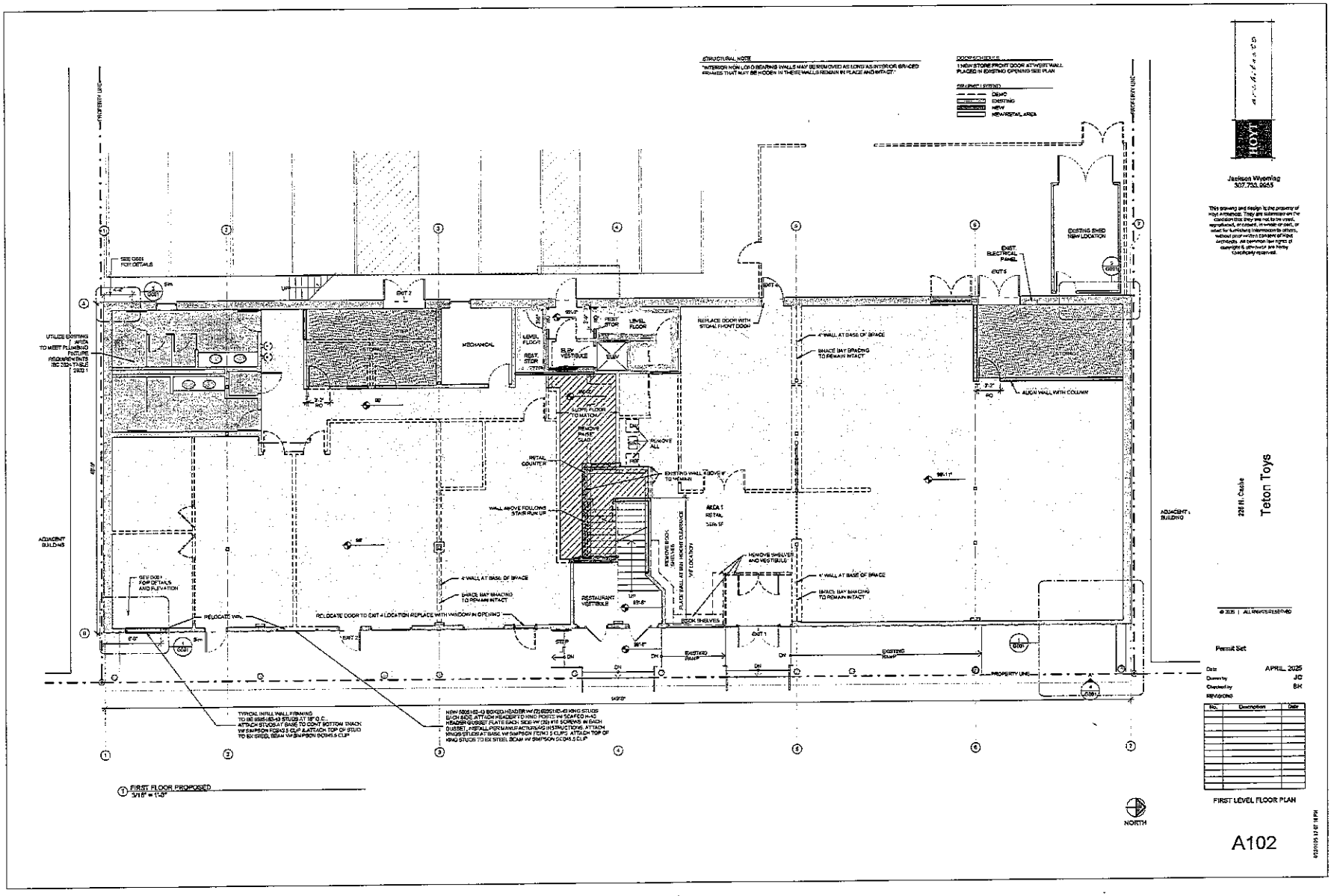
3. This Guaranty will continue unchanged by any bankruptcy, reorganization or insolvency of Tenant or any successor or assignee thereof or by any disaffirmance or abandonment by a trustee of Tenant.

4. Landlord may, without notice, assign this Guaranty in whole or in part, and no assignment or transfer of the Lease shall operate to extinguish or diminish the liability of the undersigned hereunder.

5. The liability of the undersigned under this Guaranty shall be primary; and in any right of action which shall accrue to Landlord under the Lease, Landlord may, at its option, proceed against the undersigned without having commenced any action, or having obtained any judgment against Tenant.

6. The undersigned shall pay Landlord's reasonable attorneys' fees and all costs and other expenses incurred in any collection or attempted collection or in any negotiations relative to the obligations hereby guaranteed, or in enforcing this Guaranty against the undersigned, individually and jointly.

7. The undersigned does hereby waive notice of any demand by the Landlord, as well as of any notice of default in the payment of rent or any other default by Tenant under the Lease.


STRUCTURAL NOTE
"INTERIOR NON-LOAD BEARING WALLS MAY BE REMOVED AS LONG AS INTERIOR BRACED FRAMES THAT MAY BE HIDDEN IN THESE WALLS REMAIN IN PLACE AND INTACT"
DOOR SCHEDULE
1 NEW STORE FRONT DOOR AT WEST WALL PLACED IN EXISTING OPENING SEE PLAN
EXISTING
DEMO
NEW
NEW RETAIL AREA
HOYT
Jackson Wyoming
307.733.9955
This drawing and design is the property of Hoyt Architects. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or part, or used for furnishing information to others, without prior written consent of Hoyt Architects. All common law rights of copyright & other property are hereby specifically reserved.
EXISTING SHED NEW LOCATION
EXIST ELECTRICAL PANEL
EXIT 2
EXIT 3
EXIT 4
EXIT 5
EXIT 1
MECHANICAL
LEVEL FLOOR
SEAT STOR
SLEV VESTIBULE
SLEV
REPLACE DOOR WITH STORE FRONT DOOR
4" WALL AT BASE OF SPACE
SPACE MAY SPACING TO REMAIN INTACT
ALIGN WALL WITH COLUMN
UTILITY
UTILITIES EXISTING AREAS TO MEET PLUMBING FIXTURE REQUIREMENTS IBC 2021 TABLE 2902.1
LEVEL FLOOR TO MATCH
REMOVE PAVER SEAT
REMOVE ALL
RETAIL COUNTER
EXISTING WALL ABOVE 8' TO REMAIN
WALL ABOVE FOLLOWS STAIR RUN UP
AREA 1 RETAIL 5686 SF
REMOVE BOOK SHELVES
ALIGN WALL WITH COLUMN
REMOVE SHELVES AND VESTIBULE
BOOK SHELVES
RESTAURANT VESTIBULE
ADJACENT BUILDING
ADJACENT BUILDING
SEE D001 FOR DETAILS AND ELEVATION
RELOCATE WALL
RELOCATE DOOR TO EXIT 4 LOCATION REPLACE WITH WINDOW IN OPENING
STEP
EXISTING RAMP
EXISTING RAMP
PROPERTY LINE
TYPICAL INFILL WALL FIRMING
NEW
1 FIRST FLOOR PROPOSED
3/16" = 1'-0"
NORTH
229 N. Cache
Teton Toys
© 2025 | ALL RIGHTS RESERVED
Permit Set
Date APRIL, 2025
Drawn by JC
Checked by BH
REVISIONS
No. Description Date
FIRST LEVEL FLOOR PLAN
A102

Authentisign ID: BE72B769-350E-F011-80CE-00224822F75A

8. The use of the singular herein shall include the plural. The obligations of each Guarantor and Tenant shall be joint and several. The terms and provisions of this Guaranty shall be binding upon and inure to the benefit of the respective successors and assigns of the parties herein named.

9. This Guaranty shall be governed by the laws in the State of Wyoming and the venue of any legal action filed relating to this Guaranty shall be in the District or Circuit Court of Teton County, Wyoming, Ninth Judicial District, depending on the monetary amount at issue.

IN WITNESS WHEREOF, the undersigned have caused this Personal Guaranty of Lease to be executed effective as of the Effective Date of the Lease.

GUARANTOR:

Authentisign
Sanjaya Dahal 03/31/25

Sanjaya Dahal

GUARANTOR:

Authentisign
Yonjan Lila Bahadur 03/31/25

Yonjan Lila Bahadur

GUARANTOR:

Authentisign
Raut Bir Bahadur 03/31/25

Raut Bir Bahadur

Authentisign ID: [redacted]

EXHIBIT C
Copy of Rules and Regulations

1. Tenant will comply will all Rules and Regulations issued by all governmental agencies whose jurisdiction affects the Premises. Tenant shall not make any alterations to the Premises without first obtaining all appropriate and necessary governmental permits and license and the consent of Landlord as required by its Lease with Landlord.

2. When electric wiring of any kind is introduced, it must be connected as directed by Landlord and no stringing or cutting of wires will be allowed except with the prior written consent of Landlord and shall be done only by contractors approved by Landlord.

3. No awning or other projections shall be attached to the outside walls of the building located on the Premises. No curtains, blinds, shades or screens shall be attached to or hung in or used in connection with any window or door of the Premises without written consent of Landlord. Such curtains, blinds or shades must be of a quality, type, design, and color, and attached in a manner determined by Tenant in its reasonable discretion.

4. The sidewalks, halls, passages, exits, entrances, elevators and stairways shall not be obstructed by Tenant or used by Tenant for any purpose other than for ingress and egress. All halls, passages, exits, entrances, elevators, stairways, balconies, and roof are not for the use of the general public and the Landlord shall in all cases shall retain the right to control and prevent access thereto by all persons whose presence in the sole judgement of the Landlord shall be prejudicial to the safety, character, reputation and interest of the Premises provided that nothing herein contained shall be construed to prevent such access to persons with whom Tenant normally deals in the ordinary course of business unless such persons are engaged in illegal activities. Unless making repairs required to be made under the terms of the Lease to heating, ventilation, or air conditioning located thereon, neither Tenant nor any employees or invitees of the Tenant shall have access to or go upon the roof of the Building without the prior approval of the Landlord.

5. After Tenant's usual and customary regular business hours on weekdays, Saturdays, Sundays, and legal holidays, Tenant, its agents, servants, employees and invitees, shall abide by such security Rules and Regulations as Landlord may promulgate.

6. Water closets and urinals shall not be used for any other purpose other than those for which they were constructed: and no sweepings, rubbish, ashes, newspaper or any other substances of any kind shall be thrown into them. Waste and excessive or unusual use of electricity or water is prohibited.

7. Tenant shall not make or permit to be made any loud or offensive noises, keep any foul or noxious gas or substance or other disturbances of any kind in the Premises. Tenant shall be responsible for insuring that any office equipment and machinery is installed in such a manner as to absorb and prevent the transmission of vibration and noise beyond the confines of the Premises.

8. No additional lock or locks shall be places by Tenant on any door on the Premises, without prior written consent of Landlord. Tenant, its agents and employees shall not have any duplicate key made and shall not change any locks. All keys to doors and washrooms shall be returned to Landlord at the termination of tenancy, and in the event of loss of any keys furnished. Tenant shall pay Landlord the cost thereof.

FIRST AMENDMENT TO COMMERCIAL LEASE

THIS FIRST AMENDMENT TO COMMERCIAL LEASE (this "First Amendment") is made to be effective as of the date last set forth in the signature block hereof (the "Effective Date"), and is made to that certain Commercial Lease by and between Gen4 LLC, a Wyoming limited liability company (the "Landlord") and WYOMING MASALA N CURRY INC, a Wyoming corporation (the "Tenant") dated April 1, 2025 (the "Lease"). Pursuant to Section 25.2 of the Lease, Landlord and Tenant hereby amend the Lease as follows:

1. The description of the Premises as set forth within Section 1 of the Lease shall be amended such that the last sentence of Section 1 reads as follows: Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, that certain commercial space consisting of the entire second level of the Building, the exterior stairway, and those areas of the first level of the Building consisting of the "Restaurant Vestibule," stairway, and the two storage rooms outlined in yellow at the rear of the building as shown on the attached Exhibit A (the "Storage Rooms"), as said premises exists as of the Effective Date of this First Amendment, together with nonexclusive parking rights in the parking lot behind the Building as described in the Lease (collectively, the "Premises").

2. In exchange for this amendment which decreases the size of the Premises, Tenant shall pay $1,000.00 less in Base Rent. Therefore, the first sentence of Section 3.1 of the Lease shall be amended to read as follows: "*Tenant shall pay to Landlord base rent for the Premises in the amount of Seven Thousand Three Hundred Dollars and No Cents ($7,300.00) per month ("Base Rent").*"

3. Tenant has approved the additional walls as shown in red on Exhibit A hereto.

4. Section 9.1 of the Lease shall be amended to read as follows:

   > 9.1. Use of Premises. Tenant shall use and occupy the Premises for the sole purpose of operating a restaurant, which use may include the sale of alcoholic beverages and malt beverages under applicable local, state, and federal license requirements. No other purpose(s)/uses are permitted within the Premises unless Tenant first obtains the written consent of the Landlord prior to the commencement of any other use, which consent shall not be unreasonably withheld.

5. Per Section 9.5 of the Lease, Tenant shall be permitted to put up signage on the first floor of the Building in locations to be agreed between Tenant, the first-floor Tenant, and Landlord.

6. Capitalized terms used in this First Amendment but not defined shall have the meanings ascribed to said terms as set forth in the Lease.

7. Except as modified herein, Landlord and Tenant hereby ratify and confirm the terms and conditions of the Lease. In the event of any inconsistency between the terms of this First Amendment and the Lease, this First Amendment shall control.

Monday, June 9, 2025

BMO

160 W. Pearl Ave.
Jackson, WY 83001
Tel: (307) 200-3118
Fax: (307) 733-4366
www.bmo.com

Wyoming Masala N Curry Inc
DBA Saffron Indian Restaurant
4412 E 7th St
Cheyenne WY 82001

RE: Account ending in 8478

Dear Bir Bahadur Raut,

Thank you for your request for information regarding the above-referenced BMO account. In response, we can confirm the account is in active and good standing status. The account was opened as detailed below:

[redacted]
Open date: April 7th, 2025

If you require any additional information, please contact me at 307-200-3118 or anne.romerososa@bmo.com.

Sincerely,

Anne Romero Sosa
Retail Relationship Banker
NMLS: 2128887

BMO
160 W Pearl St, PO Box 528
Jackson WY 83001

anne.romerososa@bmo.com
T 307-200-3118
F 307-733-4366

APPLICATION FOR FOOD LICENSE

FOOD LICENSE: $200.00 Initial Fee; $100.00 Annual Renewal Fee.
(Licenses shall expire one year after date of issuance)

Cheyenne Office Use Only

LICENSE ACCOUNT NUMBER	ACTIVATION DATE	CHECK NO/CASH
		check

LICENSE APPLICATION INFORMATION (to be completed by applicant)

Type of Application:
☐ New ☐ Change of Location ☐ Change of Owner

If change of owner or location, previous establishment name/location: _____

- Establishment Information -

Trade/Business Name (dba): Saffron Indian Restaurant **Applicant Name:** BIR RAUT
Physical Address: 225 N Cache St **Will a Liquor License Be Applied For?**
City: Jackson **State:** WY **Zip:** 83001 ☑ Yes ☐ No
Mailing Address: 1412 E 7th St, Ste
City: Cheyenne **State:** WY **Zip:** 82001
Business Phone Number: 307-264-1001 **Person in Charge on Site Phone:** 307-757-1842
Email: SaffronJacksonhole@gmail.com **Fax:** _____

- Owner Information -

Name of Owner : BIR RAUT
Name of Company (if applicable): Wyoming masala N curry Inc **Form of Organization:**
☐ Individual ☐ Co-Op ☐ Corporation
Parent Company (if applicable) : _____
☐ Partnership ☐ LLC ☐ Non-Profit
Address: 1412 E 7th st
☐ Other Entity _____
City: Cheyenne **State:** WY **Zip:** 82001
Owner Phone Number: 307-757-1842

INDICATE WHERE TO MAIL RENEWAL FORMS 1 (1=ESTABLISHMENT; 2=OWNER)

Type of Establishment (please check applicable box)

☑ Food Service ☐ Grocery ☐ Convenience ☐ Meat Plant ☐ Distributor ☐ Warehouse ☐ Dietary Supplement Processor ☐ Institution
☐ Guest Ranch ☐ Dairy ☐ Bulk Water ☐ Bar ☐ Mobile ☐ Mobile/Commissary Dependent ☐ Retail Processor
☐ Retail Pre-Packaged ☐ Retail Pre-Packaged License Only ☐ School ☐ Hotel ☐ Bed and Breakfast ☐ Seasonal Facility
☐ Manufactured Food Processor; Type of Food: _____

I ATTEST TO THE ACCURACY AND INFORMATION PROVIDED IN THIS APPLICATION. I AGREE TO COMPLY WITH ALL APPLICABLE WYOMING LAWS AND REGULATIONS AND I UNDERSTAND THAT EACH SECTION OF THE LAWS AND REGULATIONS IS SEPARATELY AND COLLECTIVELY ENFORCEABLE. I AGREE TO ALLOW THE REGULATORY AUTHORITY ACCESS TO MY ESTABLISHMENT. LATE RENEWAL PAYMENTS WILL RESULT IN DEACTIVATION.

SIGNATURE OF APPLICANT	DATE	APPROVING OFFICIAL	COUNTY
Bir	05/19/25		Teton

Make Checks Payable to:
Teton County Health Department
460 E Pearl / PO Box 937
Jackson, WY 83001

(307) 732-8490

Instructions: A plan review must be submitted before this application can be considered, unless this is a change of ownership. Submit this application to your inspector of the WY Department of Agriculture or local County Health Dept. Complete all sections. If a section is not applicable enter "N/A". If additional space is needed for any item, attach additional sheet.

This application shall serve as receipt of payment.

EQUAL OPPORTUNITY IN EMPLOYMENT AND SERVICES

White copy to Cheyenne----Yellow copy inspector----Pink copy establishment

TETON COUNTY WYOMING HEALTH DEPARTMENT

HEALTH DEPARTMENT
Environmental Health Division
Public Health Division

June 9, 2025

Town Clerk's Office
Attn: Lynsey Lenamount
150 East Pearl Avenue
PO Box 1687
Jackson, Wy 83001

Re: New Ownership at Saffron Indian Restaurant, located at 225 N Cache St.

Dear Lynsey,

It has come to our attention that Saffron Indian Restaurant is currently in the process of obtaining a new liquor license. We have conducted a pre-opening inspection with Bir Raut and this establishment has been approved to open.

They have been issued a food license and are currently waiting for the final copy from the Wyoming State Department of Agriculture and Consumer Health Services. Please contact our office at (307) 732-8490 if you have any questions.

Sincerely,

Cassie Williams, REHS
CC: Ryan Hannan, Environmental Health Supervisor

Book Your Table Now

Make a reservation at Saffron Indian Restaurant and secure your spot for an unforgettable culinary experience. Our friendly staff is ready to welcome you and ensure a memorable dining experience in the heart of Jackson Hole.

Reserve Today

Appetizer

Chicken Chilli	$14.99
Chicken Wings (6)	$14.99
Onion Bhaji	$11.00
Saffron Platter	

Samosa	$11.99
Veg Pakora	$10.00

Beverage

Coke	$3.99
Diet Coke	$3.99
Fanta	$3.99
Lemonade	$3.99
Mango Juice	$6.00
Mango Lassi	$7.00
Masala Chiya (Cold)	$6.00
Masala Chiya (Hot)	$6.00
Sprite	$3.99

Biryani

Chicken Biryani	$22.00
Lamb Biryani	$25.00
Panner Biryani	
Shrimp Biryani	$25.00

Vegetable Biryani	$18.00

Chowmein

Chicken Chowmein	$17.99
Shrimp Chowmein	$19.99
Veg Chowmein	$16.99

Dessert

Chocolate Cake	$11.00
Gulab Jamun (3pcs)	$8.00
Mango Cheese Cake	$12.00
Rice Pudding	$6.00

HAPPY HOUR

H Cocktails	$6.00
Happy hour beer	$5.00
Onion Bhaji H	$6.00
Samosa H	$6.00

Lunch

Chia	$4.00
Mango Juice Lu	$5.00
Mango Lassi Lu	$5.00
Non Veg Thali	$19.99
Soda	$2.99
Veg Lunch Thali	$17.99

Momo/Dumpling

Fried Chicken Dumpling	$18.99
Fried Veg Dumpling	$15.00
Steam Chicken Dumpling	$20.99
Steam Veg Dumpling	$17.99

Non-Veg Entree

Butter Chicken	$23.99
Chicken Tikka masala	$21.00
Coconut Curry	$21.00
Curry	
Kadhai	$21.00

Korma	$21.00
Roganjosh	$21.00
Saag	$21.00
Tikka Masala	$21.00
Vindaloo	$21.00

Salad

House Salad	$13.00
Quinoa Salad	$13.00

Sides

Aachar (Mix Pickle)	$5.00
Basmati Rice	$3.00
Mango chutney	$6.00
Papadum (3pcs)	$6.00
Raita	$4.00

Soup

Dal Soup	

Himalayan Noodle Soup	$13.00
Mulligatawny	$11.00

Tandoori Breads

Aaloo Paratha	$7.50
Butter Naan	$4.50
Cheese Naan	$7.00
Coconut Naan	$8.00
Garlic Cheese Naan	$7.50
Garlic Naan	$5.50
Paratha	$6.00
Roasemary Garlic Naan	$7.00
Roti	$3.00

Tandoori Special

Chicken Kebab	$25.99
Lamb Kebab	$29.99
Shrimp Kebab	
Tandoori Chicken	$21.99

Vegetable Entree

Aloo Gobi	$16.99
Bindi Masala	$16.99
Chana Masala	$16.99
Chana Saag	$17.99
Dal Makhani	$17.99
Dal Tadka	$16.99
Malai Kofta	$18.00
Mix Veg Curry	$16.99
Mutter Paneer	$18.00
Open Vegie Entrees	$19.99
Palak Paneer	$18.00
Paneer Makhani	$18.00
Veg Coconut Curry	$17.99
Vegie Korma	$18.00
Vegie Masala	$17.99

STATE OF WYOMING * SECRETARY OF STATE
BUSINESS DIVISION

Herschler Bldg East, Ste.100 & 101, Cheyenne, WY 82002-0020
Phone: 307-777-7311 · Website: https://sos.wyo.gov · Email: business@wyo.gov

Filing Information

Please note that this form CANNOT be submitted in place of your Annual Report.

Name	**WYOMING MASALA N CURRY INC**
Filing ID	**2025-001643913**
Type	Profit Corporation
Status	Active

General Information

Old Name		Sub Status	Current
Fictitious Name		Standing - Tax	Good
		Standing - RA	Good
Sub Type		Standing - Other	Good
Formed in	Wyoming	Filing Date	03/26/2025 12:16 PM
Term of Duration	Perpetual	Delayed Effective Date	
		Inactive Date	

Share Information

Common Shares	100,000	Preferred Shares	0	Additional Stock	N
Par Value	1.0000	Par Value	0.0000		

Principal Address

225 N CACHE ST
JACKSON, WY 83001

Mailing Address

4412 E 7TH ST
CHEYENNE, WY 82001

Registered Agent Address

BIR B RAUT
4412 E 7TH ST
CHEYENNE, WY 82001

Parties

Type	Name / Organization / Address
Incorporator	BIR B RAUT 4412 E 7TH ST, CHEYENNE, WY, 82001
Incorporator	LILA BAHADUR YONJON 2030 WALTON CREEK ROAD, 304, STEAMBOAT SPRINGS, CO 80487
Incorporator	SANJAYA DAHAL 2030 WALTON CREEK ROAD, 304, STEAMBOAT SPRINGS, CO 80487

Notes

Date	Recorded By	Note

Annual Report History

Filing Information

Please note that this form CANNOT be submitted in place of your Annual Report.

Name	**WYOMING MASALA N CURRY INC**
Filing ID	**2025-001643913**
Type	Profit Corporation
Status	Active

Num	Status	Date	Year	Tax

Amendment History

ID	Description	Date
See Filing ID	Initial Filing	03/26/2025

Liquor License Application
Type:

Plan of Operations

Applicant: BIR BAHADUR RAUT

DBA: SAFFRON INDIAN RESTAURANT

Describe how the premises will be operated? *include nature of business (restaurant, bar, package store), any regular events or special events*

premises will be operated as a Restaurant which will have Indian food and liquor.

What type of alcoholic beverages will be available to customers?

beer, wine and Cocktails

Describe the process that a customer will follow to order alcohol or malt beverages, and how an employee will prepare and deliver an alcoholic beverage to the customer.

Customer will order from our menu and ~~a~~ 21+ ~~with~~ server will mix or pour in ~~the~~ close Room + 21 server will deliver the alcohol or malt beverags to table

What is the official building capacity? 122

Do you plan to serve alcohol outside on a deck or patio? NO

If so, include a sketch or site plan showing the outside area.

If so, describe the outside area, including egress: _____

What is your plan to keep customers from leaving with open alcohol containers?

we will tell ~~ee~~customer that they can't take open alcohol containers outside of our building and will post poster @ inside ~~of~~ our Restaurant

Provide the names of up to three (3) people who should receive communication from the Town and Police Department related to liquor operations:

	Name	Position/Title	Email
1)	BIR RAUT	owner	Rautbir35@gmail.com
2)	SANJAYA DAHAL	owner	Sanjayadahal178@gmail.com
3)	Lila B YONJAN		SaffronJacksonhole@gmail.com

Completed by: BIR RAUT Date: 06/05/2025

TOWN OF JACKSON
Office of Town Clerk
P.O. Box 1687 / 150 East Pearl Avenue
Jackson, Wyoming 83001
(307) 733-3932 ext 1113

Liquor License Application

AFFIDAVIT of AUTHORIZATION

The undersigned hereby states he/she is authorized to sign the attached Liquor License and/or Permit Application form as issued by the Wyoming Liquor Division for use by the Town of Jackson, and authorizes the Town of Jackson, its agents, and employees to seek information as set forth in Municipal Code Section 6.20 and conduct investigations into the truth of the statements set forth in the application. The undersigned hereby agrees to comply fully with the rules and regulations of the Town of Jackson governing the liquor license/permit. The undersigned hereby attests that the facts and documents contained within the Liquor License or Permit Application packet are true and correct.

Individual, Partnership, and Club Applicants must list every individual, partner, and officer under Question #2 of the application.

Corporation, LLC, LLP, and LP Applicants must list every stockholder of 10+%, every officer, and every director under Question #3 of the application.

AFFIDAVIT of UNDERSTANDING

The undersigned hereby states that he/she understands that the submittal, review, approval, issuance, and/or received payment of the attached Liquor License and/or Permit Application form as issued by the Wyoming Liquor Division for use by the Town of Jackson does not imply that any other reviews, authorizations, permits, and approvals have been made by any Town/County departments or elected bodies. Additional review, authorization, permit, and approval may be required at any time from additional Town/County departments, which may include the time period after approval but before issuance of the Liquor License / Permit. It is the duty of the applicant to seek all required reviews, authorizations, permits, and approvals from Town or County departments.

PLEASE PRINT:

Legal Name: BIR (First Name) BAHADUR (Full Middle Name) RAUT (Last Name)

D[redacted]

Applicant Signature

State of Wyoming)
)ss
County of Sweetwater)

Subscribed and sworn to before me this 4th day of June, 2025.

(SEAL)

RASHELL STINGLEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 171253
MY COMMISSION EXPIRES: MAY 19, 2031

Notary Public or officer authorized to administer oaths

Rev 10/2020

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Town Council
Submitting Department:	Planning Department	**Presenter:**	Tyler Valentine
Agenda Item:	Three Development Plans for Lots 53, 57, & 58 within the Snow King Master Plan (P24-168, P24-174 & P24-175)	**Public Comment:**	Yes

The Council continued these items from the regularly scheduled Town Council meeting on July 7, 2025, with direction to the applicant to make specific changes to Lot 57. Please refer to the Dimensional Limitations Plan section below on pages 14-16 for an analysis of the changes to Lot 57.

Purpose & Policy Considerations.
A Development Plan is required in the Snow King Planned Resort District by the Snow King Master Plan for all new development, thus a separate Development Plan is required to develop Lots 53, 57, & 58 for a total of three individual Development Plans. Although Development Plans are typically reviewed separately with individual staff reports and findings, staff consolidated these three Development Plans into a single report. This approach minimizes redundancy in analyzing common elements of the Master Plan—such as Design Guidelines, Capital Improvements, Phasing, and Land Use—and allows for a more streamlined and cohesive analysis. This is especially true because the three lots share common ownership, road/pedestrian access, housing mitigation requirements, and master site grading.

Requested Action.
The applicant, Northworks Architects, is requesting approval for three Development Plans for the Snow King Condos on Lots 53, 57, & 58 that cumulatively total 240 average peak occupants (APOs or guests), 109,927 sf of above-ground habitable, 174,875 sf total gross square footage (includes basements and non-habitable areas), 60 market short-term rental condominiums, and 12 affordable deed-restricted condominiums within four buildings that each have underground parking. Below is a summary of each lot:

- **ITEM A (P24-168):** The applicant proposes a new three-story, 42,314 sf (habitable) condominium building that consists of 26 market condominium units, 7 affordable deed-restricted condominium units, and 57 parking spaces with a basement parking garage on Lot 53 (553 Upper Snow King Loop).

- **ITEM B (P24-174):** The applicant proposes two new three-story condominium buildings – one 18,125 sf (habitable) and another 24,583 sf (habitable) - that consist of 22 market condominium units, 5 affordable deed-restricted condominium units, and 41 parking spaces within basement parking garages on Lot 57 (510 Upper Snow King Loop).

- **ITEM C (P24-175):** The applicant proposes a new three-story, 24,905 sf (habitable) condominium building that consists of 12 market condominium units and 19 parking spaces with a basement parking garage on Lot 58 (725 Upper Snow King Loop).

Key Policy Questions.
1. Does Council agree with staff's position that the missing section of sidewalk west of the existing Grand View Lodge should be required to be installed according to the Master Plan before completion (i.e., Certificate of Occupancy) of the first building? (Please refer to the analysis on pages 8-9 of the staff report.)

2. Does the Town Council find that all proposed buildings are generally consistent with the Design Guidelines? (Please refer to the analysis on pages 10-11 of the staff report.)
3. Does the Town Council find that the buildings on Lot 57 are generally consistent with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge as intended by the Master Plan? (Please refer to the analysis on pages 14-15 of the staff report.)

Recommendations.

ITEM A (Lot 53) (P24-168): The Planning Director and Planning Commission recommend **approval** of a Development Plan for a new three-story, 42,314 sf condominium building with a basement located on Lot 53 (553 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated June 2, 2025, and the following conditions:

1. At the time of building permit submittal, Lot 53 shall comply with the long-term bike parking requirements to be consistent with the analysis in this staff report.
2. Prior to issuance of the Certificate of Occupancy, the applicant shall work with Snow King Resort Master Association (SKRMA) to ensure the missing section of sidewalk located to the west of the Grand View Lodge identified in this staff report is constructed as required by the Snow King Master Plan.
3. As part of the building permit submittal, the landscape plan shall ensure that all new Quaking Aspen trees planted north of the building are at least 18' tall and planted at a one-to-one ratio to those trees removed from this same area.

ITEM B (Lot 57) (P24-174): The Planning Director and Planning Commission recommend **approval** of a Development Plan for two new three-story, condominium buildings with a basement, one 18,125 sf and another 24,583 sf, located on Lot 57 (510 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated June 2, 2025, and the following conditions:

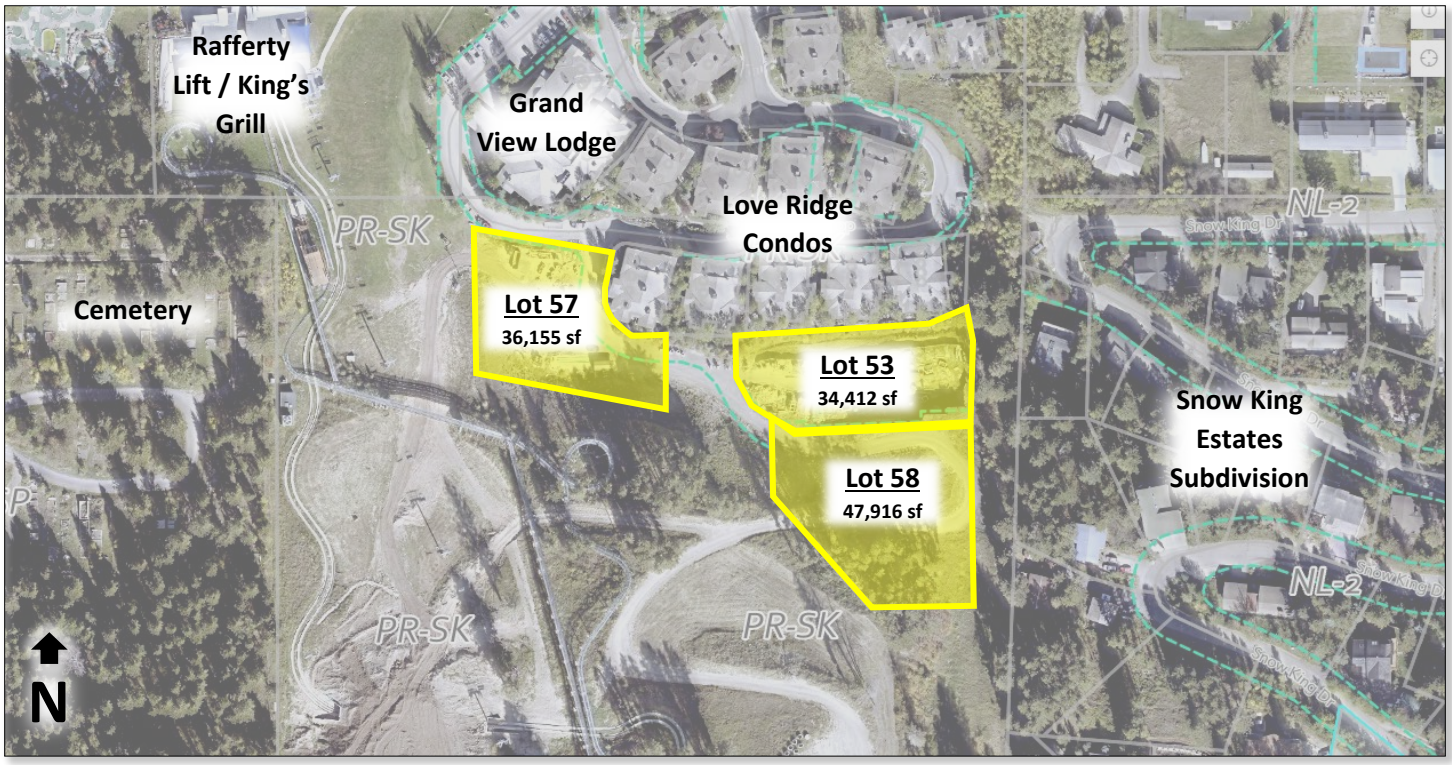
1. At the time of building permit submittal, Lot 57 shall comply with the long-term bike parking requirements to be consistent with the analysis in this staff report.
2. Prior to issuance of the Certificate of Occupancy, the applicant shall work with SKRMA to ensure the missing section of sidewalk located to the west of the Grand View Lodge identified in this staff report is constructed as required by the Snow King Master Plan.

ITEM C (Lot 58) (P24-175): The Planning Director and Planning Commission recommend **approval** of a Development Plan for a new three-story, 24,905 sf condominium building with a basement located on Lot 58 (725 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated June 2, 2025, and the following conditions:

1. At the time of building permit submittal, Lot 58 shall comply with the long-term bike parking requirements to be consistent with the analysis in this staff report.
2. Prior to issuance of the Certificate of Occupancy, the applicant shall work with SKRMA to ensure the missing section of sidewalk located to the west of the Grand View Lodge identified in this staff report is constructed as required by the Snow King Master Plan.
3. Because the required affordable housing generated from Lot 58 will all be located on Lot 53, a Certificate of Occupancy for Lot 58 shall not be issued until Lot 53 receives its Certificate of Occupancy.

Project Location.

The properties are located at 553 Upper Snow King Loop (LOT 53, GRAND VIEW LODGES 2ND ADDITION), 510 Upper Snow King Loop (LOT 57, GRAND VIEW LODGES 2ND ADDITION), and 725 Upper Snow King Loop (LOT 58, GRAND VIEW LODGES, THIRD ADDITION). An aerial photo is shown below on the following page:



Background/Project Description.

Background

On December 18, 2000, the Jackson Town Council adopted the Snow King Planned Resort District Master Plan (Master Plan). This Master Plan encompasses an area of 62 acres. Pursuant to the Master Plan, there can be 915,000 square feet for above-ground uses and up to 2,460 lodging APOs. An APO, or average peak occupancy, is how the number of nightly guests is calculated within the resort for both hotel/motel and short-term rentals. For example, a hotel unit is assigned an APO of two and a short-term rental unit is assigned an APO of four.

On April 6, 2020, the Town Council amended the Master Plan (P19-201), but there were no changes to the total allowed square footage, APOs, or the allowed uses. One change that did occur was reconfiguring the Master Site Plan from multiple smaller buildings scattered further up the hillside to what is shown today which is one building per lot located farther downhill and closer to Love Ridge and Grand View Lodge. In addition, Lots 53, 57 & 58 used to be located in Sub-Area 4 but were shifted to be part of Sub-Area 3. These site planning efforts were made to locate buildings in more practical locations with generally flatter slopes even though these lots do have some of the steepest slopes within the Master Plan.

The Master Plan is separated into six sub-areas. The proposed project is part of Sub-Area 3, which includes the Grand View Lodge and Conference Center, Grand View & Love Ridge Condos, Simpson Patent Condos, and Lots 53, 57, & 58. All building floor area and APOs developed in Sub-Area 3 shall be deducted from the total building floor area and APO units allowed within the Master Plan. The Master Plan serves as the Sketch Plan for all development projects within the Resort Boundary, and thus the application for a Development Plan for each lot is appropriate at this time. All developments within the Master Plan are reviewed for compliance with the Master Plan and not the Land Development Regulations (LDRs). However, any standards that are not in the Master Plan automatically revert back to the LDRs. All projects within the Resort are first reviewed by the Snow

King Resort Master Association (SKRMA) for compliance with the Master Plan. This project received approval from SKRMA on August 19, 2024 (approval letter attached).

Lots 53, 57, and 58 are vacant lots situated adjacent to each other and located due south (uphill) of Grand View Lodge and Love Ridge Condos. Although the majority of Lots 53 and 57 are relatively flat due to previous man-made grading activities, portions of Lot 57 have man-made slopes above 50%. Lot 58 has the least amount of man-made disturbance, aside from the access/utility road that bisects through the middle and has slopes well above 50%. All three lots are accessible by vehicle only from Upper Snow King Drive, which is a private road owned and maintained by SKRMA. After Lots 53, 57, and 58 are developed, the remaining development to occur within the Master Plan is the development of the KM6 parcel at 330 E. Snow King Avenue and the expansion of the Snow King Hotel and employee housing at 400 E. Snow King Avenue. Below is a sub-area map of the Master Plan depicting Sub-Areas 1-6:



Project Description

The applicant is requesting approval of three Development Plans for the Snow King Condos on Lots 53, 57, & 58 that cumulatively total 240 APOs, 109,927 sf of above-ground habitable, 174,875 sf total gross square footage (includes basements, underground parking, and other non-habitable areas), 60 market short-term rental condominium units, and 12 affordable deed-restricted condominium units. All buildings have daylight basement parking garages that provide a total of 117 parking spaces for the development. Lot 53 is the only building to include units within the daylight basement level. Access to all three lots will be taken from Upper Snow King Loop, which is a private road maintained by SKRMA that dead-ends between Lots 53 and 58. The attached submission packet provides detailed information on the proposed project - site plan, architectural and building elevations, floor plans, landscaping, etc. Below is a breakdown of development on each lot:

Lot 53

- One 53'-10¼" tall, three-story building totaling 104 APOs, 42,314 sf above ground habitable & 71,705 sf gross square footage (includes basement parking garage and basement habitable)
- Basement (57 parking spaces + 7 affordable units)
- 26 short-term rental condominium units – 42,314 sf
- 7 affordable deed-restricted employee housing units – 4,906 sf

Lot 57

- Two, three-story buildings totaling 88 APOs, 42,708 sf above ground habitable & 68,321 sf gross square footage (includes basement parking garage and basement habitable)
- North building (57'-8¼" tall):
    - Total of 18,125 sf above ground habitable & 31,769 sf gross square footage
    - Basement (19 parking spaces)
    - 10 short-term rental condominium units – 18,125 sf
    - 4 affordable deed-restricted employee housing units – 3,719 sf
- South building (55'-½" tall):
    - Total of 24,583 sf above ground habitable & 36,812 sf gross square footage
    - Basement (22 parking spaces)
    - 12 short-term rental condominium units – 24,583 sf
    - 1 affordable deed-restricted employee housing unit – 726 sf

Lot 58

- One 54'-8½" tall, three-story building totaling 48 APOs, 24,905 sf above ground habitable & 34,849 sf gross square footage (includes basement parking garage and basement habitable)
- Basement (19 parking spaces)
- 12 short-term rental condominium units – 24,905 sf

Staff Analysis.

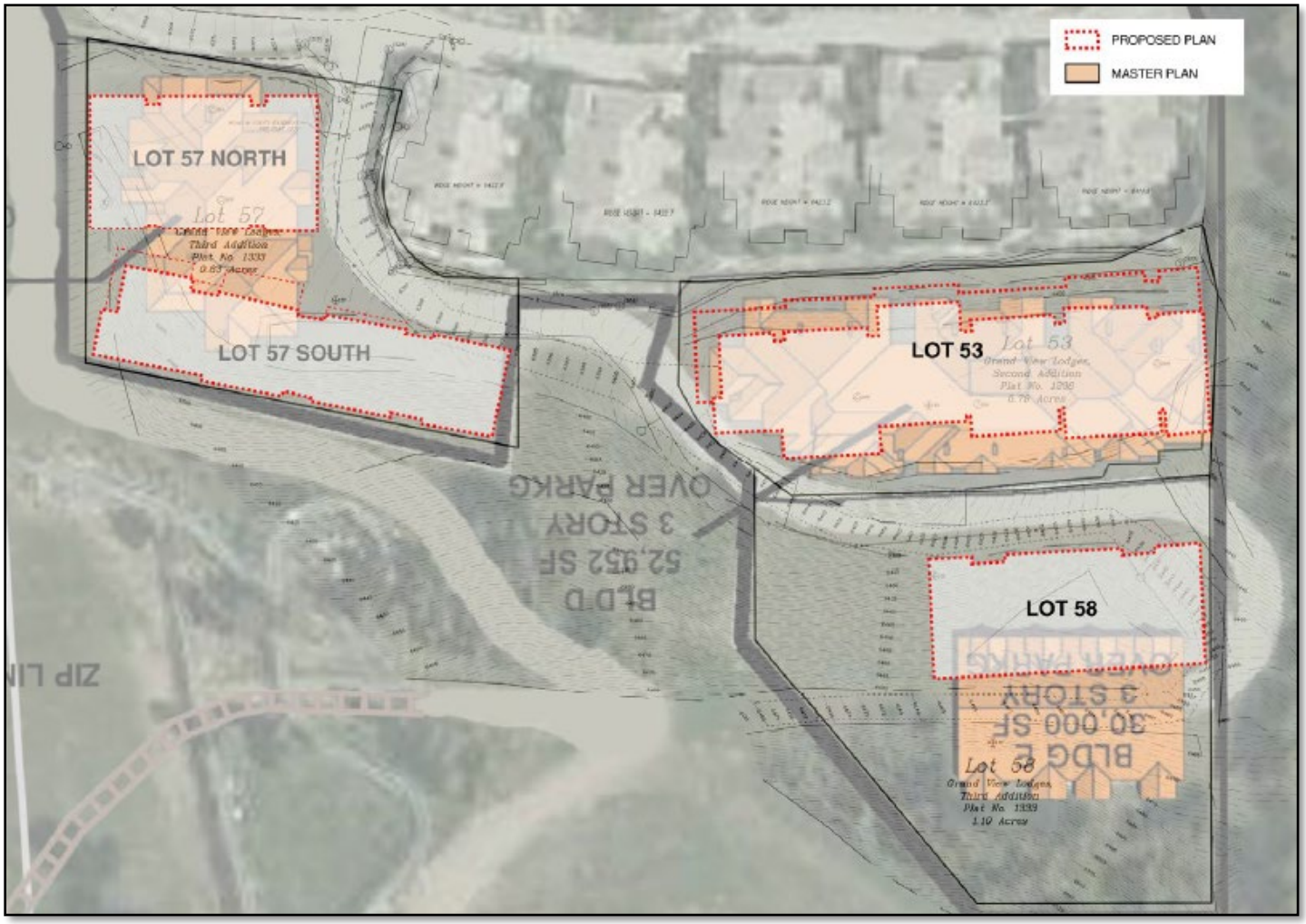
As stated above, the proposed project shall be reviewed for compliance with the Master Plan. However, any standards not addressed in the Master Plan revert to the LDRs (i.e., bike parking, EVSE parking, snow storage, etc.). Below staff has provided a review for each project as it relates to each applicable chapter in the Master Plan. In addition, a link to the complete Master Plan under the Attachments section of this report has been provided. Although these developments are being reviewed under one staff report, the applicant is proposing three separate Development Plans, each of which has their own Master Plan review and findings.

In general, the Master Plan provides a great deal of flexibility and includes far less prescriptive standards compared to the LDRs. This means that interpreting the Master Plan is more subjective in nature, allowing increased architectural freedom to design new buildings, while still emphasizing the need for new development that relates to the existing buildings and overall character. A main theme in the Master Plan – at least as it relates to reviewing for compliance – is focused on compatibility with the existing surrounding development, both in design, open space/landscaping, and pedestrian experience, along with compatibility with the hillside. An important consideration is that from a visual impact standpoint, the proposed developments are within a privately owned Master Plan district, and these buildings will not be visible from Town streets, except partially visible from a few properties along Snow King Drive. Nearly all direct visual impacts would be toward the Love Ridge Condos and Grand View Lodge developments directly to the north. As it relates to the Master Plan's vision for development on Lots 53, 57, & 58, buildings are intended to be larger in bulk and scale than the existing Love Ridge Condos and Grand View Lodge. With that acknowledgement, a main focus for Lots 53, 57, & 58 is how they interface with these existing surrounding developments, specifically the pedestrian experience and landscaping, the spaces and distances between buildings, and how the design, architecture, and materials relate to one another.

Master Site Plan (pages 39-43 of the Master Plan)

The conceptual Master Site Plan chapter provides an overview of how the overall Resort circulation (both pedestrian and vehicular) will function. The conceptual Master Site Plan(s) is broken into two portions, one for the summer season and one for the winter season, showing overall circulation and the relationship of the building envelopes to the outdoor recreation areas described in the plan. More specifically, the chapter then divides the Resort into individual sub-areas and describes the proposed building envelope locations, outdoor recreation areas, and how these allowed uses relate to each other within the sub-area and within the Master Site Plan as a whole. The building envelope locations depicted in the conceptual Master Plan are not intended to be exact but rather serve as a guideline for where future development could generally occur.

The idea is that the conceptual building envelopes would work in conjunction with other Master Plan standards to ensure that new developments interface properly and consistently with surrounding buildings. Specifically for Sub-Area 3, Lots 53, 57, & 58 have no setback requirements, and although the conceptual Master Site Plan shows one building per lot (shown below), the Master Plan allows the development of multiple buildings per lot. Below on the following page is a visual of the conceptual Master Site Plan with conceptual buildings (in orange) and the proposed building locations (dotted red line) from the Master Plan:



Lot 53

Of the three lots, staff finds that Lot 53 is most consistent with the conceptual Master Site Plan. The proposed basement footprint and upper levels include variations of push and pull along the north side of the building that are generally consistent with the building shown on the conceptual Master Site Plan. The push and pull help provide architectural breaks and relief, which are generally consistent with the architectural push and pull on the Love Ridge Condos to the north. Additionally, to address the transition between the existing Love Ridge Condos to the north, the proposed building provides space for adequate landscaping that will help minimize visual impacts to the extent possible. Overall, staff finds that Lot 53 is generally consistent with the conceptual Master Site Plan and finds that the proposed building location is appropriate for this lot.

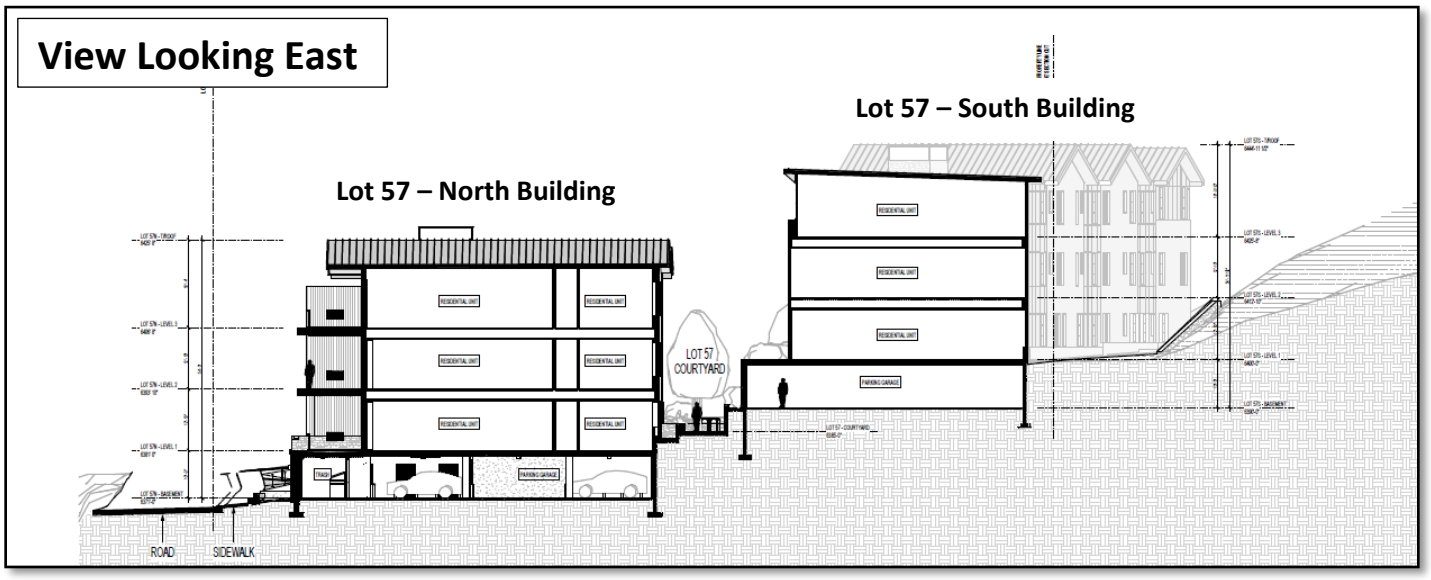
Lot 58

Staff finds that the proposed building on Lot 58, which is located farther downhill (north) than the building shown on the conceptual Master Site Plan, is appropriate because Lot 58 is the steepest of the three lots and shifting the building farther downhill reduces hillside disturbance by decreasing the length of road needed to access it. The building shape is also more of a rectangle and better aligns with the contours of the hillside compared to the building shown in the conceptual Master Site Plan which is more of a square. Staff questions why the original building was shown so high up the hillside where the slopes are steepest, but as previously stated, the conceptual Master Site Plan was not intended to determine the exact location of future development. Additionally, shifting the building further downhill reduces visual impacts from adjacent neighborhoods, namely Snow King Estates to the east. Overall, staff finds that Lot 58 is generally consistent with the conceptual Master Site Plan and finds that the proposed building location is appropriate for this lot.

Lot 57

Amongst the three lots, Lot 57 deviates the most from the conceptual Master Site Plan, specifically because two buildings are proposed instead of one, and because the south building is pushed up against the southern property line and extends nearly to the eastern boundary, which is not explicitly prohibited but was not anticipated by the Master Plan. Although different from the conceptual Master Site Plan, this lot has no setbacks or limits on the number of buildings. The building shown for Lot 57 in the conceptual Master Site Plan illustrated one example of how a building could be situated, knowing it would need to step up the hillside and fit into the surrounding character. While stepping up the hillside can be accomplished in a single building design, multiple buildings can also accomplish the goal of stepping up the hillside, which is what the applicant has proposed. Page 86 of the applicant's submittal shows an east-looking section that demonstrates the stepping up the hillside with two buildings (visual provided below for reference). The proposed two-building plan also provides a visual break between the north and south buildings, allowing views and light to pass through the development from east to west.

Regarding the location of the south building on Lot 57, staff acknowledges that the Master Plan designated development rights on this lot with the understanding that future development would involve significant hillside disturbance due to the existing man-made steep slopes. And given that there were no assigned setbacks or limits on the number of buildings, buildings on Lot 57 can be located as proposed provided the design complies with all other applicable standards in the Master Plan (e.g., Design Guidelines, FAR, LSR, etc.) and is in character with the existing surrounding development. Overall, staff finds that as conditioned, Lot 57 is generally consistent with the proposed building envelope location described in this chapter of the Master Plan for Sub-Area 3.

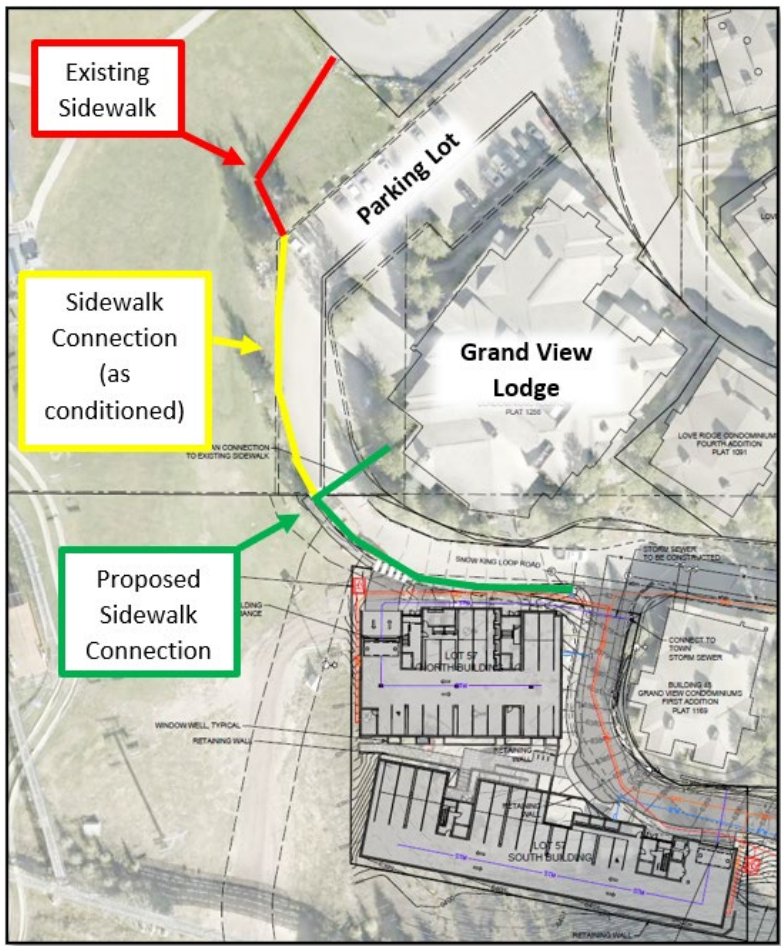


KEY POLICY QUESTION #1:

Does Council agree with staff's position that the missing section of sidewalk west of the existing Grand View Lodge should be required to be installed according to the Master Plan before completion (i.e., Certificate of Occupancy) of the first building?

In addition to building locations, page 42 of the Master Site Plan outlines both existing and proposed pedestrian circulation routes. The Plan identifies a sidewalk along the west side of Upper Snow King Loop that is intended to connect the subject properties to the parking lot adjacent to the Grand View Lodge and Snow King Hotel. The applicant currently proposes new sidewalks that join along Upper Snow King Loop but fall short of completing this connection—redirecting pedestrians into the vehicular courtyard of Grand View Lodge instead. While the

Master Plan does not specify the timing or exact design of pedestrian improvements for each development phase, staff finds that the applicant needs to coordinate with adjacent property owners and SKRMA to extend the sidewalk downhill along the west side of Upper Snow King Loop, completing the link to the existing sidewalk at the Grand View Lodge parking lot. The graphic to the right illustrates the existing sidewalk (red), proposed sidewalk (green), and the intended Master Plan connection (yellow). Because this connection is a required component of the Master Plan and provides the primary downhill pedestrian route, staff believes it must be constructed as part of these developments because these are the last major developments in Subarea 3 of the Resort. Accordingly, staff have added a condition of approval to each Development Plan requiring the applicant to work with SKRMA to complete the missing segment prior to issuance of the first Certificate of Occupancy.



<u>Land Use Plan (pages 44-53 of the Master Plan)</u>
The Land Use Plan and its associated land uses are divided into two broad categories: 1) uses allowed within building envelopes and 2) uses allowed outside the building envelopes. Staff finds that the proposed short-term rental condominiums and affordable workforce condominiums are allowed uses within the Sub-area 3 building envelopes.

The Land Use Plan also includes an example development table to describe the anticipated allocation of square footage and uses by sub-areas in order to calculate impacts such as traffic, parking, employee housing, and utilities at the master plan level. The Master Plan states that the example development table represented only a sample illustration of a possible Master Plan buildout and that precise areas dedicated to each use would be defined at the time of individual Development Plan review. With that said, staff finds that the proposed applications for Lots 53, 57, and 58 are consistent with what was illustrated in the example development plan based on the following analysis of square footage and APOs:

- The Master Plan approved a total of 915,000 sf for above-ground uses in the Resort area. Thus far 334,675 sf have been used, leaving 580,325 sf remaining to be used. The example development table contemplates 252,000 sf for Sub-Area 3, and since Love Ridge Condos and Grand View Lodge have used 143,655 sf, 108,345 sf remains for Lots 53, 57, & 58. The applicant is proposing 109,927 sf, which is 1,582 sf more than the example development table, but is allowed because the Master Plan did not allocate exact floor areas and APOs per sub-area but rather provided examples. Development rights have been privately sold and transferred throughout the Master Plan's history and determining what can be built in each sub-area is determined at the time of Development Plan review. Staff has no concerns over the proposed square footage and finds that the remaining square footage of 470,398 sf would allow for the remaining sub-areas (Sub-Area 1 and Sub-Area 2) that still have development rights to develop consistent with what was contemplated in the Master Plan.

- Regarding APOs, the Master Plan approved a total of 2,460 APOs in the Resort area. Thus far 824 have been used, leaving 1,384 APOs remaining to be used. The example development table contemplates 700 APOs for Sub-Area 3, and since Love Ridge Condos has used 280, 420 APOs are remaining for Lots 53, 57, & 58, and the applicant is proposing 240 APOs. Thus, staff finds that the applicant's proposed APOs comply with the Master Plan. Staff also notes that the remaining APOs after Lots 53, 57, & 58 are developed (i.e., 1,144 APOs remaining) would allow for the remaining sub-areas (Sub-Area 1 and Sub-Area 2) that still have development rights to develop APOs consistent with what was contemplated in the Master Plan.

Design Guidelines (pages 54-65 of the Master Plan)

KEY POLICY DECISION #2

Does the Town Council find that all proposed buildings are generally consistent with the Design Guidelines?

The Master Plan provides a completely separate set of conceptual Design Guidelines from the Town Design Guidelines that apply throughout Town outside of the Resort area. The Master Plan requires that SKRMA review and approve all new developments for consistency with the Master Plan-specific design guidelines prior to Development Plan submittal. The applicant has provided a letter (attached in submittal) confirming that the proposed development on Lots 53, 57, & 58 was reviewed and approved by the SKRMA Board of Directors. In addition, since the 2019 Master Plan Amendment, the Master Plan now also requires that the Town Design Review Committee (DRC) review all new developments for consistency with the Master Plan-specific design guidelines. The DRC reviewed the proposed development of each lot on June 12, 2024, and recommended approval to the Town Council. Below is a 3D contextual rendering of the proposed developments that also show the existing Love Ridge Condos:



After reviewing the proposed development of Lots 53, 57 & 58, staff finds that all proposed buildings comply with the general purposes and conceptual architectural Design Guidelines that govern the Master Plan. In general, the main theme of the conceptual Design Guidelines is striking a balance between control and creativity, to encourage flexibility and creative design on newer buildings while maintaining a sense of cohesiveness and character with existing development. In considering the cohesiveness and character with

existing development, the Love Ridge condos and Grand View Lodge developments play a large role due to their proximity to the subject properties. These existing buildings also served as general guidance for the applicant's use of exterior materials (i.e., stone base, wood siding, etc.), generous deck and balcony spaces, gable roof forms, and large roof overhangs. However, some of the proposed roof forms include reverse shed roofs at the bookends of each building that extend upward, which is not consistent with roof forms at Love Ridge Condos or Grand View Lodge that have hip and gable-style roofs that "waterfall" downward. However, such shed roof forms are not explicitly prohibited, and the applicant's inspiration for them came from the "butterfly" shed roofs on the Raftery Lift / King's Grill building located just northwest of these subject properties. Although the proposed buildings are larger in bulk and scale compared to the adjacent Love Ridge Condo buildings, the Master Plan permits Lots 53, 57 & 58 allow to have three stories over basement, includes no height limit, and contemplates larger buildings based on the example development table in the Master Plan. Overall, staff finds that the proposed development of Lots 53, 57 & 58 complies with the conceptual Design Guidelines.

Dimensional Limitations Plan (pages 66-100 of the Master Plan)

The Dimensional Limitation Plan specifies the dimensional limitations necessary to achieve the overall design theme in the Master Plan and includes floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etc. Below are the specific standards that apply to Lots 53, 57, & 58, which the applicant is complying with, as conditioned:

Standard	Requirement	Lot 53	Lot 57	Lot 58	Complies?
Setbacks	N/A	N/A	N/A	N/A	Yes
LSR (min)	10%	20% LSR 7,245 sf	18% LSR 6,750 sf	57% LSR 27,401 sf	Yes
FAR (max)	Blended FAR Sub-Areas 1-5 = 0.40 x +/-2,700,000 sf (site area) = 1,080,000 sf Sub-Areas 1-4 = 0.60 x +/-2,400,000 sf (site area) = 1,440,000 sf	Complies - total allowed FAR in the Master Plan is 915,000 sf	Complies - total allowed FAR in the Master Plan is 915,000 sf	Complies - total allowed FAR in the Master Plan is 915,000 sf	Yes*
Lodging Capacity (max)	240 APOs for Lots 53, 57, & 58	104 APOs	88 APOs	48 APOs	Yes
Allowed Bulk	One or multiple buildings	1 building	2 buildings	1 building	Yes
Height (max)	N/A	N/A	N/A	N/A	Yes*
Stories (max)	3 stories over basement	3 stories over basement	3 stories over basement	3 stories over basement	Yes

***Floor area in the Master Plan can be shifted from site to site provided that any additional floor added to a site beyond what was contemplated in the Master Plan still results in a project that complies with the intent of the Master Plan and any other applicable standards.**

In addition to the prescriptive standards above, page 70 of the Master Plan provides "Specific Considerations Related to Sub-Area 3" which addresses the bulk, scale, and character of future development of lots 53, 57, & 58 related to existing surrounding development. This specific language (shown below) parallels language in the Master Plan Design Guidelines that new development needs to consider the character of existing surrounding developments, namely Love Ridge Condos and Grand View Lodge.

"The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge. These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums. Parking is to be primarily provided on-site and generally consistent with neighboring development. Active uses, such as retail and services, are permitted on the lower two levels, with lodging, residential or office on upper floors. The minimum landscape surface ratio for these lots is 10%. Sketch plans for buildings on lots 53 and 57 are included with this Master Plan. Both of these buildings were previously approved for construction by the Jackson Town Council. Additional landscape screening around these buildings will be included at the time of development plan submittal for these buildings. At the time of development on any additional lots within this sub-area the developer will be required to provide alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage and other best practices associated with this connection. Plans for lot 58 must ensure compatibility with the neighborhood to the east at the time of development plan including but not limited to additional landscape screening and architectural design that best incorporates the building into the hillside."

When considering whether the proposed buildings fit with the bulk, scale, and character of the existing Love Ridge Condos and Grand View Lodge, there must be an understanding that Lots 53, 57, & 58 generally allow for larger buildings than the Love Ridge fourplexes based on the floor areas and APOs that were contemplated in the Master Plan. In addition, a theme among all four proposed buildings is the daylight basements, which are allowed, but give the appearance of four stories on certain elevations, and the applicant purposely stepped back the upper levels to help provide visual relief. Staff mentions this theme throughout the proposed development because it is similar to the theme of the 15 Love Ridge Condo buildings, which all have the same design style and were built at the same time. Below staff have provided a review of each lot for consistency with the Specific Considerations Related to Sub-Area 3:

- Lot 53:
  Staff finds that the proposed building is generally consistent with the bulk, scale, and character considerations related to Sub-Area 3. The proposed above-grade habitable square footage of 42,314 sf is over 10,000 sf smaller than what is shown on the conceptual Master Site Plan, which shows a building with 52,952 sf of above-ground habitable. Although the proposed building is much larger than the 15 Love Ridge Condo buildings, each around 8,000 sf (above-grade habitable), the proposed vertical and horizontal push and pull and step backs help reduce the bulk and mass. This is done by stepping the upper three levels back from the daylight basement and stepping the building walls of the upper three levels back from the exterior balconies, giving a three-tier terraced appearance. The use of a stone base, wood siding, and ample outdoor balconies is also a design trait shared by Love Ridge Condos and Grand View Lodge. Although a single building, the circulation towers on the north elevation are recessed back from the wall plane of the units, which further helps break up the building, helping it appear as six attached buildings from certain angles.

Since this lot is already graded and relatively flat, staff finds that the building fits into the existing topography well. Although the daylight basement level does give the appearance of four stories from the north and west elevations, three stories over a daylight basement is permitted, and stepping all three levels back from the basement helps provide visual relief. Staff have also confirmed that the basement complies with the basement definition. The design also leaves ample room between the Love Ridge Condos for landscaping to help screen and soften the new building, and the applicant states that the existing boulder retaining wall along the north will remain and new landscaping will be replanted to maintain the same level of screening. Staff have added a condition of approval requiring the applicant to install new Quaking Aspen trees along the north at a one-to-one ratio to those removed and that are at least 18' tall.

Finally, the Master Plan includes sketch plan-level renderings for Lot 53 (pages 95-96 of the Master Plan). These conceptual renderings were intended to exemplify what a building could look like while acknowledging that the Master Plan provides flexibility to designers to meet the intent and standards of the Master Plan through a more modern approach to design that reflects the time period in which the building was constructed. The sketches were also produced with the original Master Plan back in 2000 and are arguably outdated. The conceptual Design Guidelines even include a statement that *"The world's great cities were not designed by one architect at one time, but rather grew and developed over time with the creative input of many."* Overall, staff find the Lot 53 building is generally consistent with the Specific Considerations Related to Sub-Area 3.

- Lot 57:

KEY POLICY DECISION #3

Does the Town Council find that the buildings on Lot 57 are generally consistent with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge as intended by the Master Plan?

Staff finds that the proposed buildings on Lot 57 are generally consistent with the bulk, scale, and character considerations related to Sub-Area 3. Staff are supportive of the two-building approach because it breaks up the proposed total square footage of 68,823 sf (includes basement) into two buildings. Similar to the buildings on Lots 53 & 58, the Lot 57 buildings include vertical and horizontal push and pull and step backs to help reduce the bulk and mass. The buildings also include a stone base, wood siding, and ample outdoor balconies, which are design traits shared by Love Ridge Condos and Grand View Lodge. Similar to the other buildings on Lots 53 & 57, the daylight basement level does give the appearance of four stories from the north and west elevations, however, three stories over a basement is permitted, and stepping all three levels back from the basement helps provide visual relief. Staff have also confirmed that the basement complies with the basement definition.

In advance of the first Planning Commission (PC) meeting on April 16, 2025, staff raised character-related concerns regarding the northeast portion of the south building. Specifically, its proximity to the road created a "canyon effect" that appeared more urban in character and inconsistent with surrounding developments, which typically provide greater setbacks and landscaping between buildings and the street. This effect was driven by two primary factors: (1) the south building is proposed in a location not anticipated by the Master Plan, though still permitted, and (2) the applicant is proposing more overall habitable floor area and basement square footage on Lot 57 than envisioned in the conceptual site plan.

While the applicant's proposal complies with all applicable standards— including square footage limits, allowable project overlays (APOs), parking requirements, floor area ratios (FARs), and landscape surface ratios (LSR)—the proposed 42,922 square feet of habitable space exceeds the Master Plan's Example Development Table projection of 25,393 square feet by 17,529 square feet. This increase results from transferring over 10,000 square feet from Lot 53 and over 5,000 square feet from Lot 58, thereby reducing building sizes on those lots. Additionally, approximately 2,000 square feet of new floor area is proposed on Lot 57, which complies with the Master Plan's FAR allowances for this sub-area. Although the Master Plan permits such floor area transfers within the sub-area and does not mandate adherence to the Example Development Table or conceptual Master Site Plan, these adjustments have inadvertently concentrated development on Lot 57. This concentration was a key factor in staff's concerns regarding the south building's need to better align with the bulk, scale, and character of the surrounding neighborhood.

To address the concerns noted above, staff initially recommended a condition of approval requiring the applicant to revise the design and site plan before Town Council review, aiming to reduce the building's bulk and scale and improve its character. However, the PC requested to review these changes themselves before the Council. As a result, the applicant resubmitted updated plans for Lot 57, which the PC reviewed on May 21, 2025 (see PC section below for full discussion). In response to feedback from staff and the PC, the applicant implemented several design revisions, including additional landscaping with taller street trees, a shortened roof overhang above the easternmost third-floor unit and its neighbor to the west, slight reductions in square footage and bedroom counts, revised floor plans to allow for deeper step-backs on the north and side elevations of the easternmost unit, and removal of the third-floor balcony on that unit. These adjustments, along with enhanced landscaping, helped mitigate the canyon-like effect of the earlier design. The updated renderings now show significantly reduced massing at the northeast corner, creating a more traditional building form that steps up and back from the street. Overall, staff finds the revisions generally consistent with the bulk, scale, and character of the surrounding neighborhood.

Similar to Lot 53, the Master Plan includes sketch plan-level renderings for Lot 57 (pages 97-100 of the Master Plan). But again, these conceptual renderings were intended to exemplify what a building could look like while acknowledging that the Master Plan provides flexibility to designers to meet the intent and standards of the Master Plan through a more modern style of design that is current and keeping up with the times. These sketches were also produced with the original Master Plan back in 2000 and are arguably outdated. Staff finds that the proposed materials, outdoor spaces, two-building approach to stepping up the hill, and upper-level step backs from the basement meet the standards and intention of the Master Plan.

Proposed changes to Lot 57 from the July 7, 2025, Council meeting: At the July 7, 2025, Town Council meeting, the Council reviewed the changes made to Lot 57 that were required per the direction at the previous Council meeting related to 1) the provision of a continuous sidewalk and landscaping along the full frontage of the lot, particularly east of the north building and north of the south building; and 2) the reduction of the massing on the east elevation of the north building, potentially by incorporating a step-back of the third level similar to the south building.

The Council agreed that the first modification to Lot 57—adding a continuous sidewalk and landscaping—was consistent with their direction. However, they determined that the three-foot step back on the third floor of the north building's eastern elevation did not adequately address concerns about building massing and the canyon effect. As a result, the Council directed the applicant to make additional massing reductions at the northeast corner of the north building. The Council also turned its attention to the south building, directing the applicant to further reduce the third-floor massing there as well. The Council's detailed direction for both buildings is outlined below.

1. **North Building** - The applicant shall further reduce the massing on the northeast corner of the north building, similar to the massing reduction treatment on the eastern end of the south building.

2. **South Building** - The applicant shall step back the third-floor wall and roof of the unit (module) immediately west of the easternmost unit (module) to reduce the massing of this section of the building.

In response to the Town Council's direction on the north building, the applicant revised the northeast corner by 1) stepping back (south) the second and third floor walls of the easternmost corner unit by roughly 5'-6', and 2) lowering the height of the two flat-roofed circulation towers by three feet. This resulted in a total square footage reduction of 275 sf. Please refer to the images below and on the following page. The dashed red and yellow lines indicate the previous location of walls, roofs, and circulation towers.

In response to the Town Council's direction on the south building, the applicant did not step back the third-floor unit (module) as conditioned by the Council, nor were any changes made to the third-floor unit (module). Instead, the applicant lowered the height of the three flat-roofed circulation towers, each by four feet, stating that this was more effective at reducing the perceived mass because it opens up more visibility to the sky from the pedestrian street level. Please refer to the images below and on the following page. The dashed red and yellow lines indicate the previous location of walls, roofs, and circulation towers. The solid blue line indicates the third-floor unit (module).

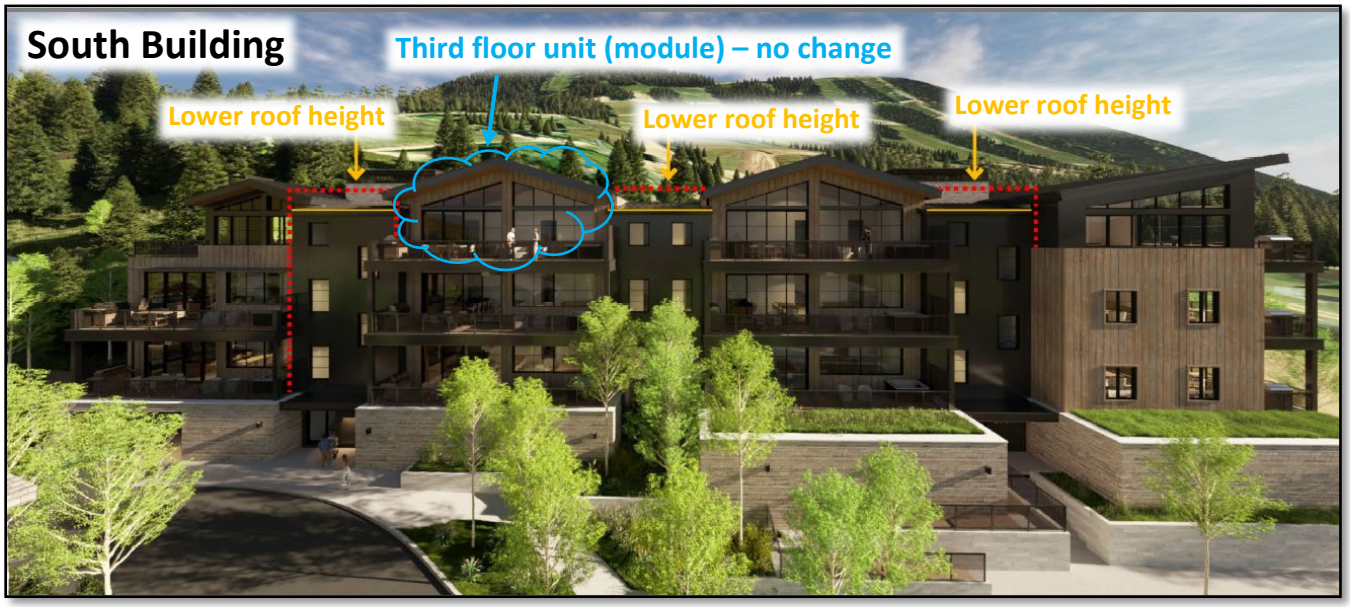
Because these revisions are intended to respond to Council's feedback, and staff has already provided our recommendation on Lot 57, staff does not offer any additional or new recommendations on the changes. It is up to the Town Council to determine whether the changes sufficiently address their concerns.



*Lot 57 North – **PREVIOUS** East Elevation*

*Lot 57 North – **NEW** East Elevation*





- <u>Lot 58:</u>
  Staff finds that the proposed building is generally consistent with the bulk, scale, and character considerations related to Sub-Area 3. The proposed above-grade habitable square footage of 24,905 sf is over 5,000 sf smaller than what is shown on the conceptual Master Site Plan, which shows a building with 30,000 sf of above-ground habitable. The proposed building is similar to the other buildings on Lots 53 & 57 in that the upper three levels are stepped back from the basement level, which gives a slight appearance of stepping up the hillside. The vertical circulation towers along the north elevation are recessed further forward and have flat roofs, which further break up the building wall and help it appear as four attached building forms from certain angles. The use of a stone base, wood siding, and ample outdoor balconies is also a design trait shared by Love Ridge Condos and Grand View Lodge.

Lot 58 is the steepest of the three lots. To deal with the challenges of developing on steep slopes, the applicant is proposing to lower the grade of the existing road and sink the building into the hillside, which will reduce visual impacts in general, especially from the neighborhood to the east. Sinking the building into the hillside also fits into the topography of the hillside because it involves more cut and reduces the amount of fill that would otherwise be needed if the building pad was propped up from the hillside.

Similar to the other buildings on Lots 53 & 57, the daylight basement level does give the appearance of four stories from the north and west elevations, however, three stories over a basement is permitted, and stepping levels one through three back from the basement helps provide visual relief. Staff have confirmed that the basement complies with the basement definition. Due to this lot's hillside challenges, large retaining walls are needed to support the design, and the applicant is proposing a series of terraced retaining walls to the west of the building which is the most visible (but not to the public) elevation. Although areas for landscaping are limited due to the steep hillside, landscaping and trees will mostly be located within the terraced retaining wall sections. Finally, there are no Sketch Plans for building on Lot 58 in the Master Plan. Development on Lot 58 is envisioned to match the architectural style and design of Lots 53 & 58, which the applicant has accomplished.

Housing Element (pages 101-103 of the Master Plan)

Since the original adoption of the Master Plan in 2000, up until the 2019 Master Plan amendment, affordable workforce housing requirements lived in the Master Plan separate from the LDRs. However, after the 2019 amendment, affordable workforce housing requirements were removed from the Master Plan and required that all affordable workforce housing be provided in accordance with the Jackson LDRs, similar to any other development in town. Based on the proposed 60 short-term rental condominiums, the LDRs require the applicant to provide a total of 12 affordable workforce units in addition to three separate fees-in-lieu for the remaining fractional requirement of each lot that cumulatively totals $814,205.90. Below on the following page is a breakdown of the affordable workforce housing requirement, type, and method for each lot:

	Lot 53	**Lot 57**	**Lot 58**
Required Housing	5.925 units	5.414 units	2.962 units
Units Provided	5 units provided + fee of $381,793.49	5 units provided + fee of $170,783.77	2 units provided + fee of $261,628.64
Type & Method **Area Median Income (AMI)**			
Unit 1	2-bed, <50% AMI	2-bed, <50% AMI	2-bed, <50% AMI
Unit 2	1-bed, 50-80% AMI	1-bed, 50-80% AMI	1-bed, 80-120% AMI
Unit 3	1-bed, 80-120% AMI	1-bed, 80-120% AMI	
Unit 4	2-bed, 80-120% AMI	2-bed, 80-120% AMI	
Unit 5	3-bed, 80-120% AMI	3-bed, 80-120% AMI	

As proposed, the applicant plans to meet their affordable housing requirement by providing 12 affordable deed-restricted ownership condominium units on-site in addition to paying three fees-in-lieu. Lots 53 and 57 have provided 100% of their required affordable housing on-site. The required affordable housing for Lot 58 is being provided on Lot 53, which is allowed according to the Master Plan. Staff has added a condition of approval that ensures completion (i.e., Certificate of Occupancy) of Lot 53 before completion of Lot 58 because the LDRs do not allow employee-generating development to be completed before its required units are completed.

Regarding the three fractional housing requirements generated by each lot, which cumulatively add up to 2.403 units, the LDRs do not require the applicant to provide the sum total of fractional housing of each lot because each lot is a separate project with its own Development Plan. Each Development Plan has a housing mitigation plan and findings, and from a housing standpoint, they are viewed separately. Although the applicant can willfully choose to provide more units instead of a fee, the applicant is choosing to pay three separate fees, which is allowed per the LDRs.

Transportation Element (pages 105-148 of the Master Plan)

The Master Plan assumed a total of 1,710 trips per day for residential uses in Sub-Area 3. Based on a Traffic Impact Study of the existing and proposed uses, a total of 1,216 trips per day would occur, which is less than was assumed.

According to the Master Plan (pg. 131), the parking requirements for the proposed uses are as follows:

- 72 condominium units total @ 1 space per unit = 72 spaces required
- Total Parking Proposed: 117 spaces

The applicant has proposed 117 covered parking spaces, some of which are tandem, spread out amongst the four proposed buildings to meet the 72-space requirement. Lot 53 provides 57 spaces, Lot 57 (north building) provides 19 spaces, Lot 57 (south building) provides 22 spaces, and Lot 58 provides 19 spaces. Each building has sufficient parking to meet parking demand per the Master Plan and does not rely on other buildings or lots to satisfy its parking demand. Each building has its own vehicular access directly from Upper Snow King Drive that leads directly into daylight basement parking garages. The only lot with surface parking is Lot 53, which has a small surface parking area (three parking spaces) on the first level that also serves as a required Fire Department turnaround. Based upon the requirements of the Master Plan for parking and access, staff finds that each lot complies and, in some cases, exceeds the applicable standards.

Regarding Electric Vehicle Supply Equipment (EVSE) parking, lodging/residential requires 30% of parking provided to be EVSE capable and 5% of parking provided to be EVSE installed. The applicant is providing compliant EVSE-capable and installed spaces within all four buildings. Below is the required number of EVSE stalls that the applicant is providing:

- Lot 53 (57 spaces provided) = 17 capable + 3 installed.
- Lot 57 - South (22 spaces provided) = 7 capable + 1 installed.
- Lot 57 - North (19 spaces provided) = 6 capable + 1 installed.
- Lot 58 (19 spaces required) = 6 capable + 1 installed.

Regarding bike parking, residential uses of five or more units per lot require 0.75 bike parking spaces per bedroom and 25% must be short-term bike parking and 75% must be long-term bike parking. The applicant has shown compliant short-term bike parking counts for each lot, however, the amount of long-term bike parking storage shown is slightly less than what is required. Staff has added a condition of approval requiring this to be addressed at the time of building permit submittal. Below are the bike parking requirements for each lot, which the applicant will be required to adhere to:

- Lot 53 (70 beds) = 14 short-term and 39 long-term bike parking spaces.
- Lot 57 - South (35 beds) = 7 short-term and 20 long-term bike parking spaces.
- Lot 57 - North (27 beds) = 6 short-term and 21 long-term bike parking spaces.
- Lot 58 (29 beds) = 6 short-term and 16 long-term bike parking spaces.

Capital Improvement Plan (pages 149-171 of the Master Plan)

The Capital Improvement Plan focuses on how the Resort private water, sewer, and stormwater systems will interface and connect to the larger Town of Jackson systems. The applicant has provided an initial Engineering Report that demonstrates the anticipated demand and discharge of the proposed development to be consistent with the assumptions made in the Master Plan. The Town Engineering Department has reviewed the application against the Master Plan and Town Utility requirements and has recommended approval subject to their departmental review. At this time no public capital improvements have been identified.

Phasing and the Snow King Resort Master Association (pages 172-174 of the Master Plan)
The Master Plan in Chapter XI Phasing and the Snow King Resort Master Association states as follows:

> *Snow King will develop the property in phases and in a well-balanced manner. While there is no specific timeline and individual phases will be constructed according to market demand, Snow King will ensure that all facilities required for the convenience of guests, public safety and mitigation of any negative impacts are constructed in a timely and concurrent fashion and follow a logical sequence. As additions are completed, the entire infrastructure and other required performance components for each phase will be in place and performance standards will be adhered to. These components include utilities, parking, housing and transportation elements that will be developed in increments in tune with commercial, lodging and other development. When any of these components are built in excess of the required needs of a particular phase, and in excess of the cumulative needs to date, this excess will be credited towards the requirements of future phases. Final Development Plans for each building or phase will address the specific impacts and required mitigation associated with it.*

Upon review of this specific section with this application and in a 2010 letter to Snow King related to this issue (see attached), staff finds there is no specific timeline that the Master Plan is subject to and thus may proceed as stated "according to market demand". As a result, staff find that the proposed development is compliant with this chapter. In addition, staff finds that the proposed application has mitigated all requirements of the Master Plan on site as part of this application and is not reliant on any future phase of development to gain compliance.

The Land Development Regulations set forth requirements for vesting of the entitlements under the Master Plan. Staff have attached an August 20, 2010, letter stating that the required entitlement requirements have been satisfied (see attached). In addition, in a July 6, 2015, letter the Town stated that:

> *SKRMA is operating in compliance with the Snow King Resort Master Plan. Upon review of the Snow King Resort Master Plan and your March 27, 2015 letter and supporting documentation the Town finds that SKRMA is operating in compliance with the Master Plan as required. Based upon this finding property owners within the Master Plan may apply to the Town for Development Plan approval.*

Regarding the specific phasing plan for Lots 53, 57, & 58, the applicant states that a building permit will be submitted within 18 months of Development Plan approval, likely starting with Lot 57, and each subsequent building permit will be submitted within 18 months of completion of the prior building permit. Staff is supportive of this phasing plan because it allows for a reasonable process to develop each lot.

Planning Commission (PC)
On April 16, 2025, the PC recommended approval of Item A (Lot 53) and Item C (Lot 58), finding that both developments comply with the Master Plan. However, the PC continued Item B (Lot 57) to the May 21, 2025, PC meeting and required the applicant to address Condition #5 before Town Council review. Below was Condition #5:

Condition #5 - Prior to Town Council review, the applicant shall revise the site plan and landscape plan for Lot 57 to include additional landscaping and trees (at least 18' tall) in front of the northeast section of the south building and remove the vehicular turn-out and replace it with additional landscaping and trees (at least 18' tall). In addition, the applicant shall make design changes that further reduce the bulk and scale of the northeast corner of the south building. Suggested changes could include, but are not limited to, removing a section of building on the east side, shifting the building farther south, removing a partial story, shortening the roof overhang above the easternmost third-floor unit, reducing square footage, modifying the floor plans to create larger step-backs on upper units, and/or reducing unit counts.

In response to Condition #5, the applicant made the following changes, which are reflected in the applicant's current submittal:

Change #1 – Bulk and Scale

- The third-floor easternmost unit of the south building was changed from a three-bed unit to a two-bed unit and reduced in size from 1,798 sf to 1,440 sf. The walls of this unit were also pushed south and westward to create larger step backs. These changes also resulted in recessed roof eaves and the removal of the unit's balcony, which reduced massing in front of the second-floor unit below. In addition, the third-floor unit directly west of the unit described above was reduced in size from 1,656 sf to 1,506 sf. The roof eaves were also recessed further back to reduce the bulk and scale.

Change #2 – Landscaping

- The site plan was revised to enhance visual screening between the 57 South building and the northern neighbors by adding more plantings. The vehicular drop-off area was removed and replaced with a landscaped planter featuring trees along the roadway. Additional shrub planting areas were introduced on both sides of the parking garage entrance for the south building. (Civil engineering advised against dense tree plantings in this location to maintain clear visibility for vehicles exiting the driveway.) Tall trees were also added to the east of the electrical transformer to screen it from neighboring properties.

As previously noted above in the Dimensional Limitations Plan section of the Master Plan (pages 66–100) section on pages 17–18, staff determined that the proposed modifications to Lot 57 met Condition #5 and that the buildings were generally consistent with the Master Plan. This analysis was presented to the PC. Following an in-depth discussion, the PC ultimately concluded that the applicant's proposed changes satisfied Condition #5 and voted to recommend approval to the Town Council (5–1). During their discussion, the PC acknowledged that the buildings on Lot 57 are significantly larger than the surrounding development and struggled with interpreting the Master Plan, which calls for general consistency with existing development but also provides a high level of flexibility. While there were concerns regarding the bulk, scale, and character—particularly of the south building—the Commission recognized that the Master Plan allows for considerable flexibility and larger-scale development on this lot. Although the PC found the neighbors' concerns to be understandable, they concluded that the proposed design is permissible under the Master Plan's allowances, despite its greater scale relative to adjacent properties. In their review of all three Development Plans, the PC discussed several key topics:

- **Guest Parking**: The PC suggested the applicant consider adding more guest parking spaces beyond the three proposed south of Lot 53.
- **Affordable Unit Parking**: The applicant clarified that one parking space would be allocated to each one-bedroom affordable unit, and two spaces for each two- and three-bedroom unit.

- **Livability of Affordable Units**: The PC noted that the applicant should explore opportunities to try to enhance the livability of certain affordable units, such as improving access to light and open space, but no conditions were recommended. They also acknowledged that the LDRs permit restricted units to be located anywhere within a building, provided livability standards are met.
- **Pedestrian Connectivity**: The PC recommended improving the pedestrian passage between the north and south buildings on Lot 57 to create a more welcoming connection.
- **Bicycle Parking**: Some PC members encouraged the applicant to incorporate short-term bicycle parking, including charging stations for e-bikes.

Public Comment
Public comment has been received and is attached. In general, the majority of public comments were received by owners in the Grand View & Love Ridge Condos, who in general oppose the overall development. With that said, the majority of the concerns are related to the development of Lot 57 not fitting in with the bulk, scale, and character of the existing surrounding development.

Findings for Development Plan.
ITEM A (Lot 53): All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

   Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

   Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

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

   Complies. As conditioned, staff finds that the project will not have a significant impact on public facilities and services. The new project will offer upgraded on-site infrastructure to meet current development standards. In addition, the proposed traffic impacts are within what was contemplated for the Master Plan build-out.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

   Complies. Although the project is not subject to the Town of Jackson Design Guidelines, the Master Plan Design Guidelines do apply and serve a similar purpose to the Town Design Guidelines. As noted in the staff analysis, SKRMA, the Town DRC, and staff find the project to comply with the Master Plan Design Guidelines. Staff also notes that the 2019 Master Plan Amendment started requiring all new projects to be reviewed by the Town DRC, and thus this is the first project in the Master Plan to receive an additional architecture review.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

   Complies. As conditioned, staff finds that the project complies with all applicable standards found in the Master Plan, which is the governing pre-approval document for Lot 53.

ITEM B (Lot 57): All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

   Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

   Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

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

   Complies. As conditioned, staff finds that the project will not have a significant impact on public facilities and services. The new project will offer upgraded on-site infrastructure to meet current development standards. In addition, the proposed traffic impacts are within what was contemplated for the Master Plan build-out.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

   Complies. Although the project is not subject to the Town of Jackson Design Guidelines, the Master Plan Design Guidelines do apply and serve a similar purpose to the Town Design Guidelines. As noted in the staff analysis, SKRMA, the Town DRC, and staff find the project to comply with the Master Plan Design Guidelines. Staff also notes that the 2019 Master Plan Amendment started requiring all new projects to be reviewed by the Town DRC, and thus this is the first project in the Master Plan to receive an additional architecture review.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

   Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

   Complies. As conditioned, staff finds that the project complies with all applicable standards found in the Master Plan, which is the governing pre-approval document for Lot 57.

ITEM C (Lot 58): All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

   Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

   Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

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

   Complies. As conditioned, staff finds that the project will not have a significant impact on public facilities and services. The new project will offer upgraded on-site infrastructure to meet current development standards. In addition, the proposed traffic impacts are within what was contemplated for the Master Plan build-out.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

   Complies. Although the project is not subject to the Town of Jackson Design Guidelines, the Master Plan Design Guidelines do apply and serve a similar purpose to the Town Design Guidelines. As noted in the staff analysis, SKRMA, the Town DRC, and staff find the project to comply with the Master Plan Design Guidelines. Staff also notes that the 2019 Master Plan Amendment started requiring all new projects to be reviewed by the Town DRC, and thus this is the first project in the Master Plan to receive an additional architecture review.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

   Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

   Complies. As conditioned, staff finds that the proposed application is in conformance with the Master Plan, which is the equivalent to a Sketch Plan in this instance.

Staff Impact.
The amount of staff time to review these Development Plans and staff report drafting is approximately 100-120 hours.

Attachments or Links.
Applicant's Submittal
Department Reviews

Public Comment
Snow King Master Plan link

Suggested Motion.
ITEM A (Lot 53): I move to **approve** Development Plan P24-168 for a new three-story, 43,314 sf condominium building with a basement located on Lot 53 (553 Upper Snow King Loop) based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated July 21, 2025.

ITEM B (Lot 57): I move to **approve** Development Plan P24-174 for two new three-story, condominium buildings with a basement, one 18,125 sf and another 24,583 sf, located on Lot 57 (510 Upper Snow King Loop) based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated July 21, 2025.

ITEM C (Lot 58): I move to **approve** Development Plan P24-175 for a new three-story, 24,905 sf condominium building with a basement located on Lot 58 (725 Upper Snow King Loop), based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated July 21, 2025.

Snow King Condominiums



DEVELOPMENT PLAN REVISED SUBMISSION FOR TOWN COUNCIL MEETING

JULY 10, 2025

NORTHWORKS | BEAR DEVELOPMENT

NORTHWORKS

July 10, 2025

Tyler Valentine, Senior Planner
Town of Jackson

RE: Development Plan for Snow King Resort Lots 53, 57, and 58

Tyler,

We are pleased to submit these three development plan applications for Lots 53, 57, and 58 of the Snow King Resort. In total we propose 109,927 square feet and 240 APOs of development along with 12 affordable housing units spread through 4 buildings. Each building is 3-stories over a basement, with on-site parking. We intend to phase the construction, building Lot 57 first.

Our proposal was approved as consistent with the Snow King Resort Master Plan Design Guidelines by both SKRMA (May 23, 2024) and the Town Design Review Committee (June 12, 2024). SKRMA's approval letter is attached and also attests to the allocation of floor area and APOs from the Master Plan pool to this project. Since our original submission SKRMA has revised its accounting of floor area and APOs and the new accounting is reattached for reference; none of the changes impact Lots 53, 57 & 58.

Because this project is governed by the Snow King Resort Master Plan, the high-level character, location, bulk, and infrastructure have already been approved. Our application demonstrates compliance with the approved Master Plan. A summary of the proposed development relative to the Master Plan requirements is in the table below, with more details on the following pages.

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Location	Build within lot lines	Within Lot 53	Within Lot 57	Within Lot 58
Landscaping	10% LSR (min)	20% LSR 7,245 sf	18% LSR 6,750 sf	57% LSR 27,401 sf
Floor Area	915,000 sf across Resort 334,675 sf exist; 580,325 sf allowed	112,952 sf purchased by owner 109,927 sf proposed		
		42,314 sf	42,708 sf	24,905 sf
Height	3 stories over basement	3 stories over basement	3 stories over basement	3 stories over basement
Bulk	1 building or many	1 building	2 buildings	1 building
Design	SKRMA approval, DRC review	SKRMA and DRC approval	SKRMA and DRC approval	SKRMA and DRC approval
APOs	2,208 across Resort 832 exist; 1,376 allowed	240 APOs purchased by owner 240 APOs proposed		
		104 APOs	88 APOs	48 APOs
Parking	1 space per unit, on-site	1.3/unit, on-site	1.1/unit, on-site	1.6/unit, on-site
Housing	Meet LDR standard	5.925 units req. 5 units on Lot 53 + fee-in-lieu	5.414 units req. 5 units on Lot 57 + fee-in-lieu	2.962 units req. 2 units on Lot 53 + fee-in-lieu

Please let us know if any questions arise during your review.

Sincerely,

Nick Orthmann, Bear Development

NORTHWORKS

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Project Narratives

SITE OVERVIEW

The proposed project is comprised of four condominium buildings across 3 lots, located at Snow King Resort Lots 53, 57 & 58 (Sub-Area #3). These parcels are bounded by Snow King Loop Road and the Grand View Condos to the north and the Cowboy Coaster to the south. For purposes of this application, we are referring to each building as “Lot 53”, “Lot 58”, “Lot 57 North” and “Lot 57 South”.

Each building includes 3 stories of residential condo units above basement parking. The market units will be sold to individual owners, and those individuals can rent the units out short-term at their discretion. Affordable housing units are also included in the project. The goal of this development is to create a strong sense of place between the three lots while also relating to the overall design elements of the Snow King Resort and surrounding context.

	Lot 53	**Lot 57**	**Lot 58**
PIDN	22-41-16-34-3-04-001	22-41-16-34-3-07-001	22-41-16-34-3-07-002
Address	553, Upper Snow King Loop	510, Upper Snow King Loop	725, Upper Snow King Loop
Legal	Lot 53, Grand View Lodges 2nd Addition	Lot 57, Grand View Lodges 3rd Addition	Lot 58, Grand View Lodges 3rd Addition
Zone	PR-SK	PR-SK	PR-SK
Subarea	Master Plan Subarea 3	Master Plan Subarea 3	Master Plan Subarea 3
GSA	34,412 sf	36,155 sf	47,916 sf

The three lots sit on relatively steep terrain with ski-in, ski-out access to the Snow King Ski Resort. The plazas, roads, and interstitial spaces between these four buildings shall be enlivened with plantings and materials that connect to the style of the Snow King Resort and create a safe and welcoming environment. Parking garages will be enclosed with solid garage doors, and pedestrian walking will be encouraged. The buildings will be connected to the surrounding landscape for easy access to the ski slopes and the town center.

In addition to the development proposed on the above sites, access and utilities will be constructed in easements that access the site across SKRMA land. Discussions with SKRMA are ongoing, and agreements will be worked out prior to construction.

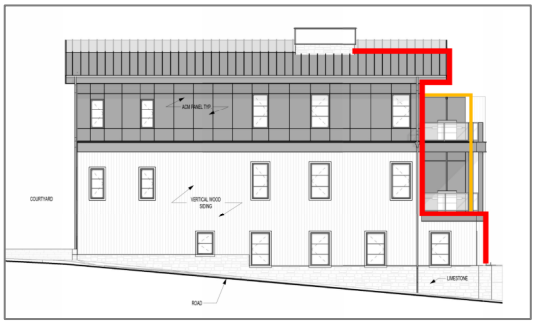
SUMMARY OF DESIGN CHANGES SINCE JULY 7TH, 2025, TOWN COUNCIL MEETING

Lot 57 – Summary of Design Changes Since Last Town Council Meeting

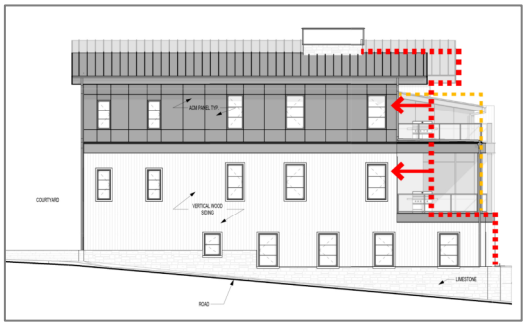
Change 1: At Lot 57 North, push back the north walls and roof 6 feet to reduce the massing and open up more views between buildings. The second and third floor units were pulled further south in order to erode the northeast corner by 275 SF. The easternmost roof also followed suit and was pulled back, revealing more sky from a pedestrian viewpoint. This is in addition to the 3-foot step at the third floor previously shown.



Lot 57 North floor plans



*Lot 57 North – **PREVIOUS** East Elevation*



*Lot 57 North – **NEW** East Elevation*

Change 2: At 57 North, changed the two stair roofs to be sloped shed roofs, thus lowering the facade height. Previously, these were flat roofs with vertical parapet walls extending upward. By changing these roofs to sloped metal shed roofs, the sky is more visible from the street, and the north walls become 3 feet shorter.



Rendering of Lot 57 North showing Change 1 and 2.

Change 3: At 57 South, reduced the overall massing and shadow lengths of the building by changing the three flat roofs to shed roofs along the north facade, thus lowering the facade height. Previously, these were flat roofs with vertical parapet walls extending upward. By changing these roofs to sloped metal shed roofs, the sky is more visible from the street, and the north walls become 4 feet shorter than it was with parapets. This was found to be more effective at reducing the perceived mass than pushing the walls further south, because it opens up more visibility to the sky from the pedestrian street level.



Rendering of Lot 57 South showing the big reduction in wall height at the 3 core volumes.

SUMMARY OF DESIGN CHANGES SINCE JUNE 16, 2025, TOWN COUNCIL MEETING

Lot 57 – Summary of Design Changes Since Town Council Meeting

Change 1: Added back a continuous sidewalk along the east side of Lot 57. The sidewalk continues from Lot 58 further uphill, down to the Lot 57 South building and then the Lot 57 North building. This increases the pedestrian connectivity across the entire development.

Landscape screening was also included to help screen the building facades visually. Where there is not room for trees, tall grasses will be planted.



Sidewalk added back to Lot 57

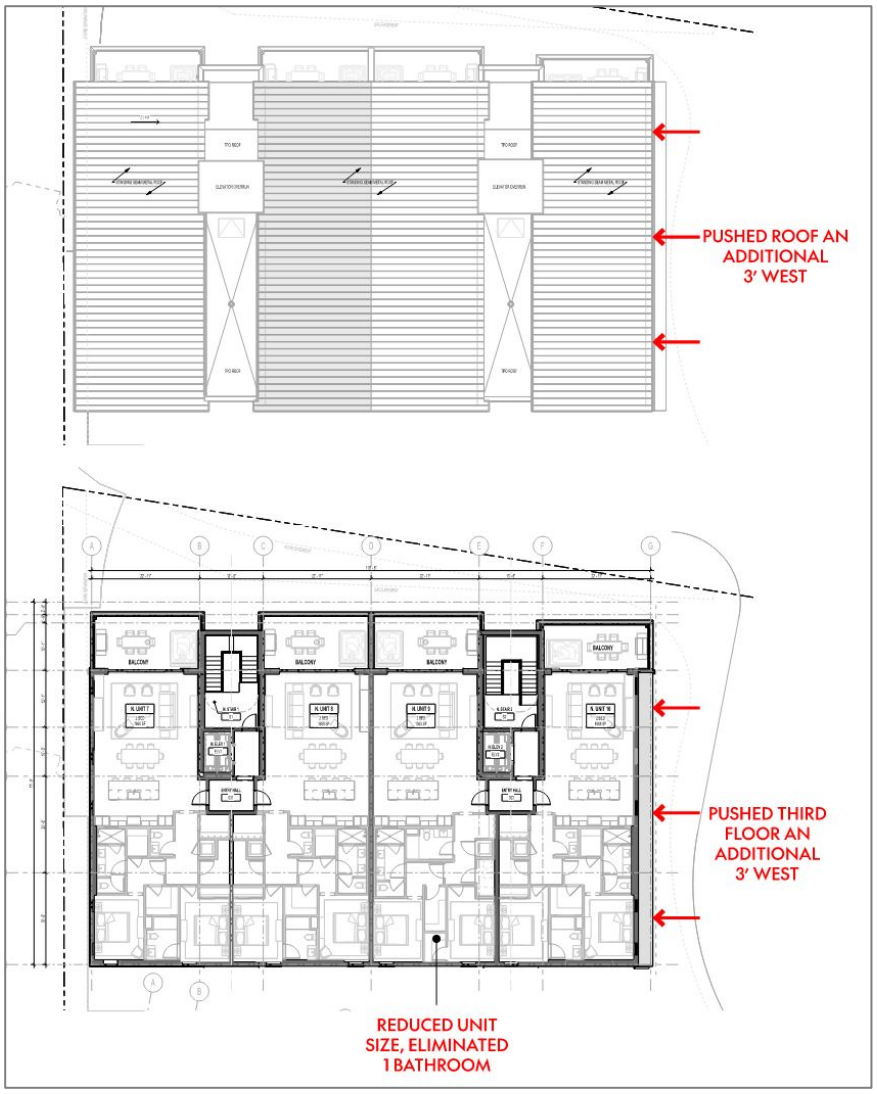
Change 2: Stepped back the third floor massing at the Lot 57 North building. The third floor eastern wall was pushed west an additional 3 feet, in order to reduce the feeling of a “canyon effect” at the road. This stepback erodes the overall mass and creates more space between the Lot 57 building and its neighbor to the east.



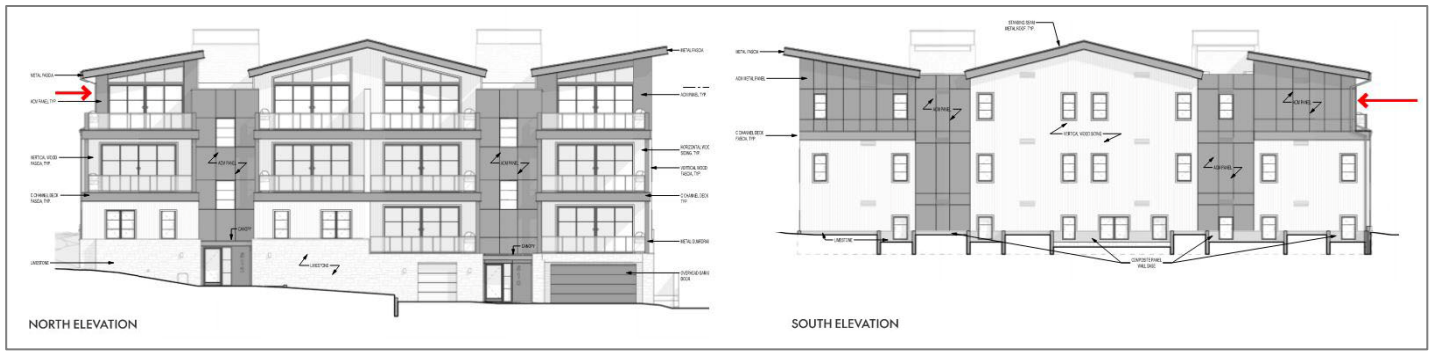
Lot 57 North – Reduced 'canyon effect' by pushing back the 3rd floor eastern wall and roof



Lot 57 North – Looking north, showing distance to Grand View Condos



Adjustments to the 3rd floor plan and roof plan of Lot 57 North



Lot 57 North Elevations (North & South) – Adjustments to the 3rd floor and roof at the eastern façade

The design team also studied the "canyon effect" at the existing Grand View and Love Ridge condo properties. We believe the following site images help illustrate the fact that all of these properties naturally seem to "tower over each other" at ground level due to the steep topography. This is a natural consequence of building on mountainous terrain.



Grand View Condominiums Overlooking Love Ridge Condominiums, Looking East



Grand View Condominiums Overlooking Love Ridge Condominiums, Looking West

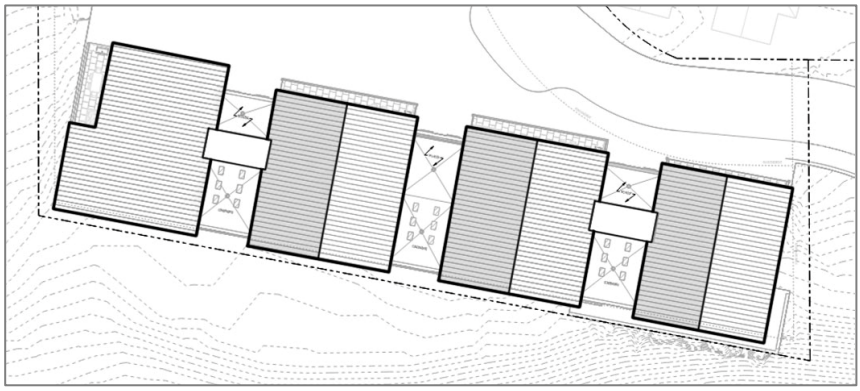
SUMMARY OF DESIGN CHANGES SINCE APRIL 15, 2025, PLANNING COMMISSION

Lot 57 – Summary of New Design Changes Since First Planning Commission Meeting

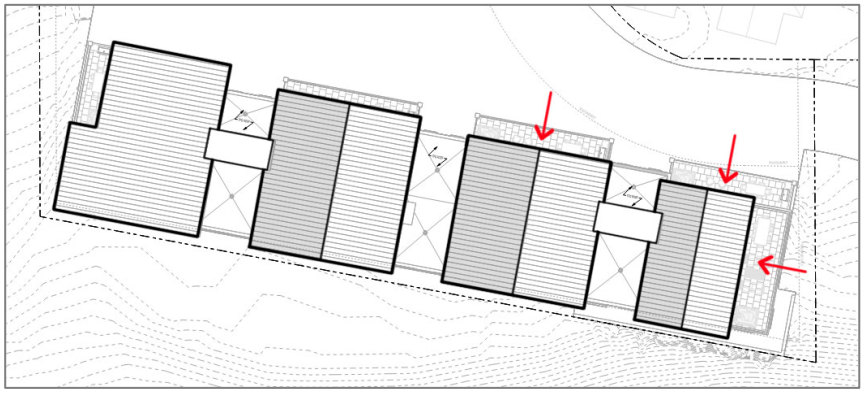
Change 1: Reduced the mass of the Lot 57 South building at the east end. The third floor eastern unit was changed from a 3-bedroom to a 2-bedroom and reduced in square footage. The eastern wall of this unit was pushed westward to create a larger stepback on the eastern façade. This also allowed us to entirely remove the north-facing balcony at that unit, which creates a large stepback at the north façade as well.



Revised Lot 57 South elevation



Previous roof plan



Revised roof plan

Change 2: Increased landscaped planting areas. The site plan was adjusted to add more planting for visual screening between the 57 South building and the neighbors to the north. The vehicular drop-off area was removed and replaced with a green planter with trees along the road. Additional planting areas for shrubs were added on either side of the south building parking garage entry. (Civil engineering advised that dense trees are not safe here because they would reduce visibility for cars turning out of the driveway.) Tall trees were also added east of the electrical transformer to screen it from neighbors.



Lot 57 – Previous Site Plan, revised for Planning Commission



*Lot 57 – **New** Revised Site Plan with added greenery*



View of added landscaping and reduced massing at east end of Lot 57 South Building

SUMMARY OF PREVIOUS DESIGN CHANGES AFTER OCT. 2024 DEVELOPMENT PLAN SUBMISSION, FOR APRIL PLANNING COMMISSION

In response to feedback received on the initial design, the design team has reduced the mass of each building to better align building with neighboring structures, moved the Lot 53 building further south and provided increased landscaping throughout the project site. The changes outlined below show updates to the site and building designs relative to our initial October 2024 Development Plan submission. All the design updates fit within the design guidelines and dimensional limitations of the Snow King Planned Resort District Master Plan.



Revised Aerial Rendering of Lots 57, 53, & 58

Lot 57 – Summary of Design Changes

Change 1: Increased landscaped areas. The sidewalk leading downhill from the 57 South building to the 57 North building was removed, allowing for additional planting to buffer between the North building and the street. The sidewalk to the east of the 57 South building was also removed to introduce more planting, including a planter along the north façade. This will further screen the South building's east entry and driveway. Crosswalks will be used to delineate the pedestrian walking paths from Lot 57 up to Lot 53 and 58.



Lot 57 – Previous Site Plan



Lot 57 – New Site Plan

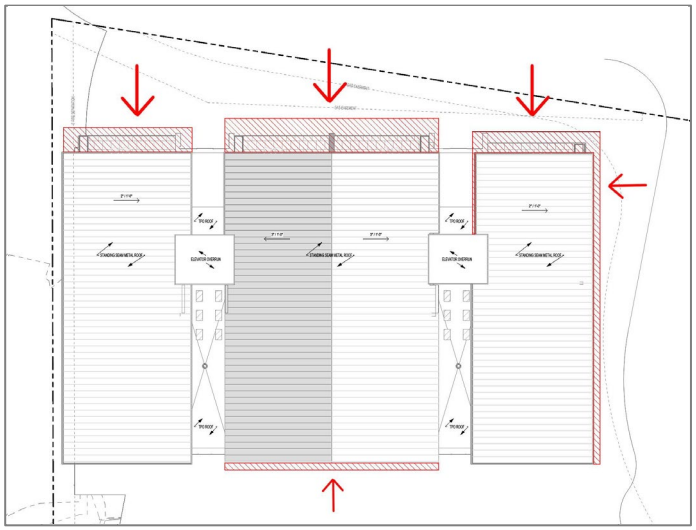
Change 2: North Building roof adjustments. The eastern shed roof was mirrored to slope in the opposite direction, resulting in a lower building height along the facade closest to Grand View. Additionally, all roofs were lowered by 1'-0" in height, and roof overhangs were pulled back to only extend 3'-0" from the exterior wall.



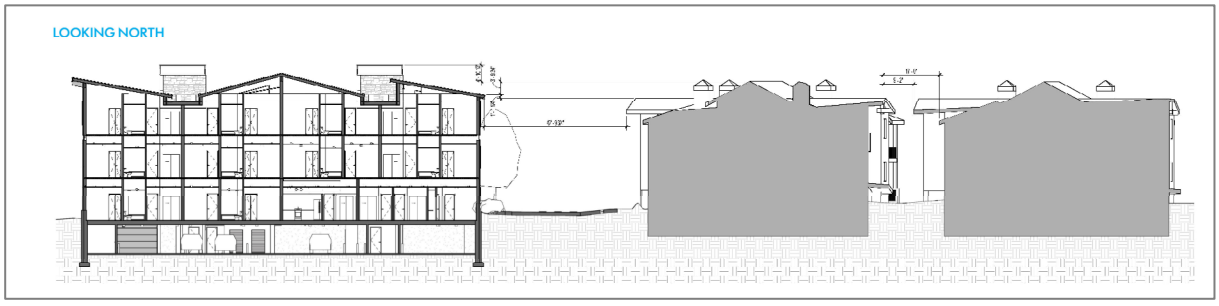
Lot 57 North – Previous Elevation



Lot 57 North – New Elevation

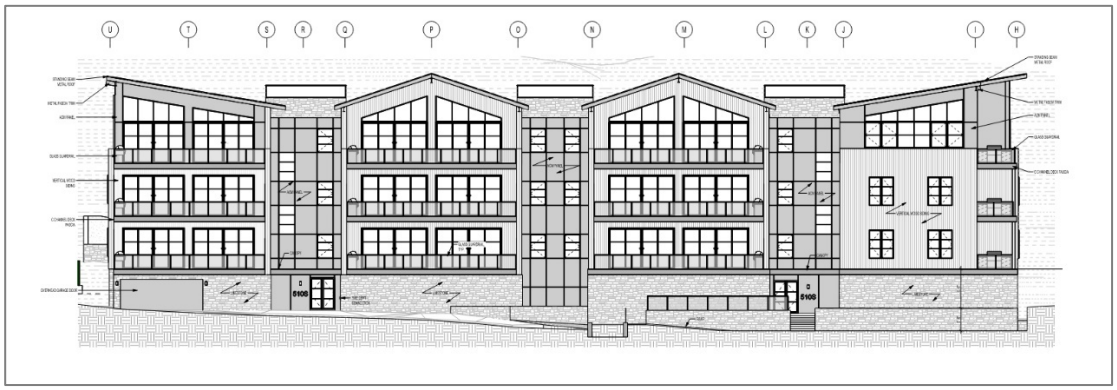


Lot 57 North – Reductions in Roof Footprint Noted in Red

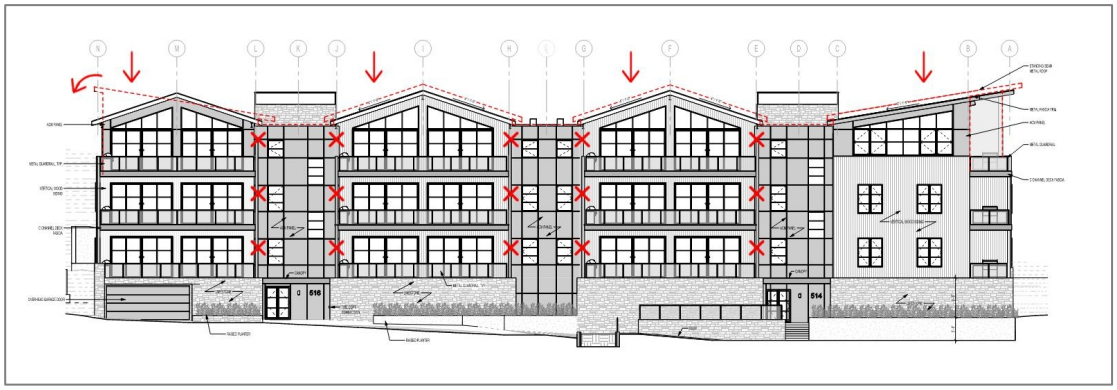


Site Section showing the relationship in heights between Lot 57 North and the adjacent Grand View buildings

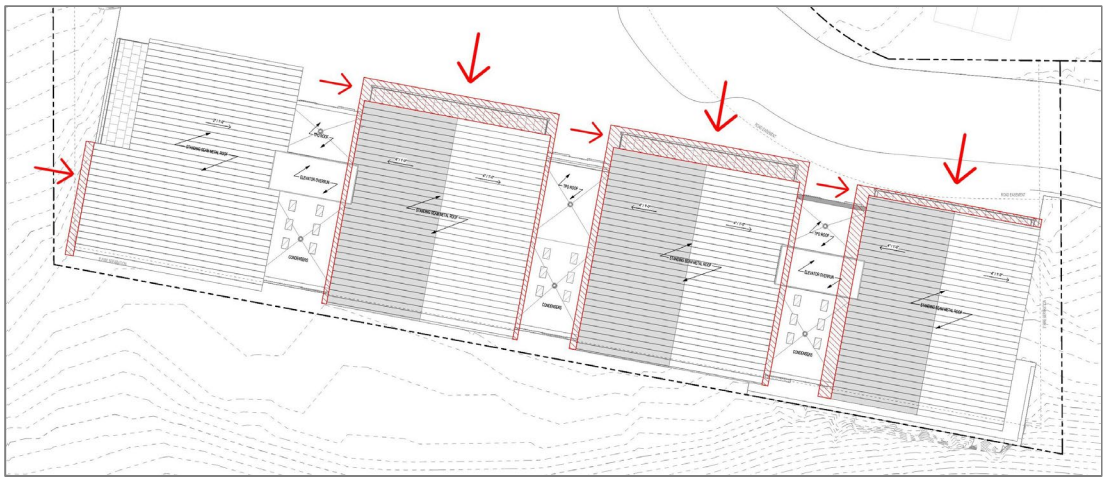
Change 3: South Building roof adjustments. The easternmost roof was changed to a gable roof, which greatly reduces the height of the building at the east façade. Additionally, all roofs were lowered by 1’-0” in height, and roof overhangs were pulled back to only extend 3’-0” from the exterior wall.



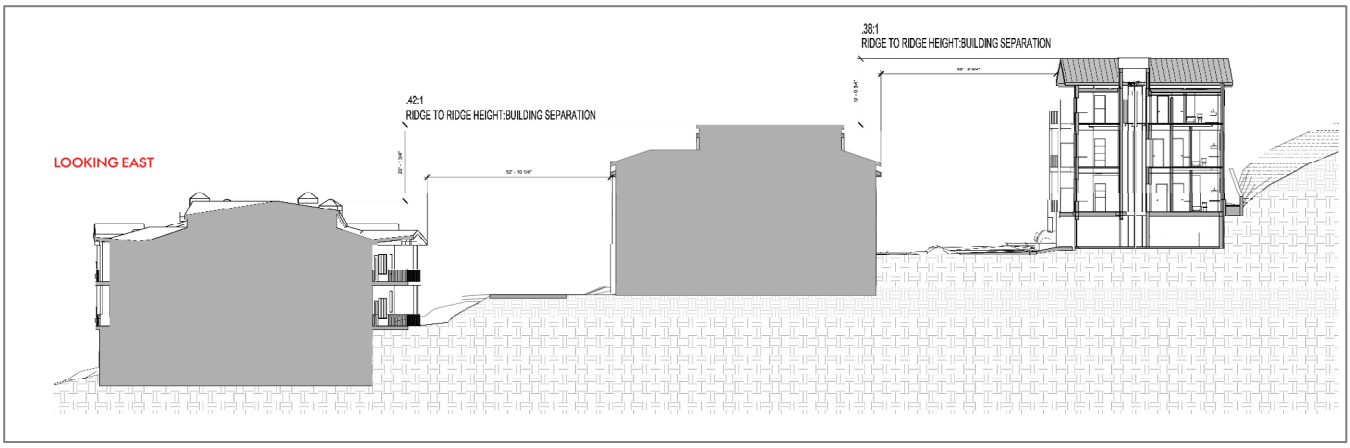
Lot 57 South – Previous Elevation



Lot 57 South – New Elevation



Lot 57 South – Reductions in Roof Footprint Noted in Red



Site Section showing the relationship in heights between Lot 57 South and the downhill Grand View buildings

Change 4: Reduction of solid walls at balconies. As shown in red 'X' labels on the preceding elevation diagrams, both the North and South buildings' balconies were redesigned to be more open-air and less enclosed by solid walls flanking each end.



Lot 57 North – Previous Solid Balcony Walls



Lot 57 North – New Open Balcony Guardrails

Lot 53 – Summary of Design Changes

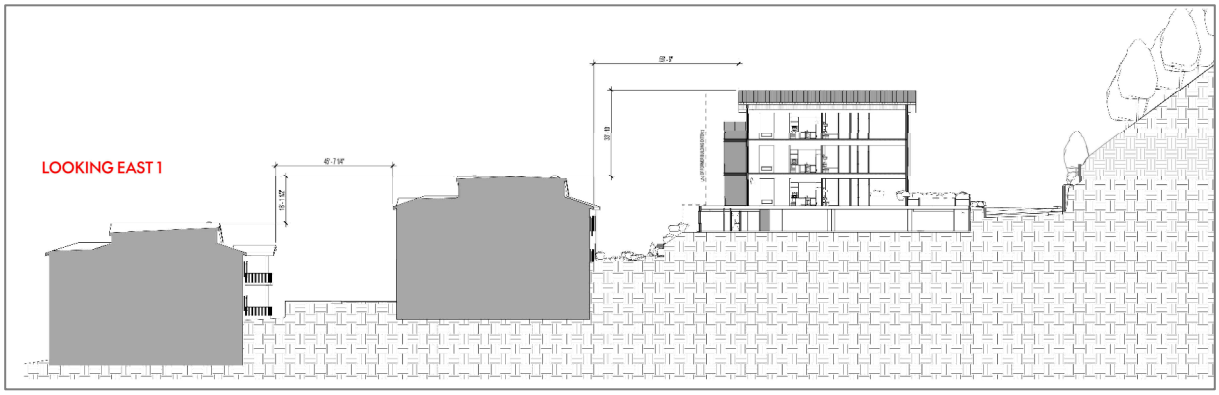
Change 5: Pushed back the entire Lot 53 building away from Grand View. The first, second, and third floor units were pulled south 15'-0" on average and 5'-0" at the central fire truck turnaround. The north basement floor plan was also pulled south an average of 5'-0" to create more space between this building and the neighbors to the north. A secondary retaining wall was removed at the north setback, allowing for additional planting and boulders to mediate the space between the two lots. Linear planter boxes were also added along the north edge of the basement roof to help create a screen between Grand View and the Lot 53 first floor terraces.



Lot 53 – Previous Site Plan



Lot 53 – New Site Plan



Site Section showing the relationship in heights between Lot 53 and the downhill Grand View buildings



Lot 53 – Setbacks and Landscape Buffers Between Lot 53 & Grand View

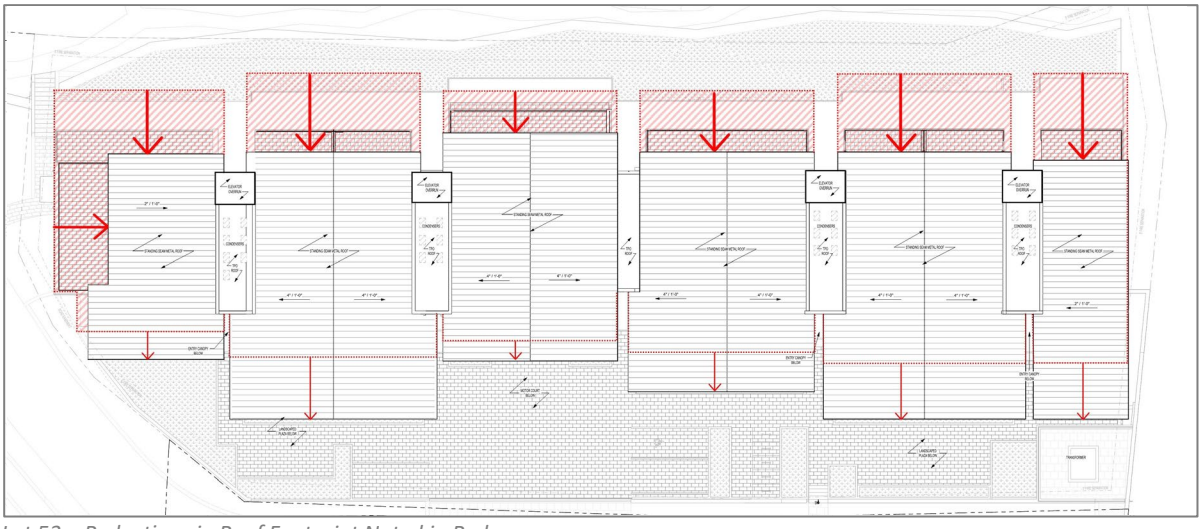
Change 6: Roof adjustments. In additional to pulling the building south, the third floor roofs were also reduced in size and in height. All the gable roofs were lowered by 1’-0” in height, and the shed roofs on the east and west end were lowered by 2’-0”. Additionally, roof overhangs were pulled back to only extend 3’-0” from the exterior walls.



Lot 53 – Previous Elevation



Lot 53 – New Elevation



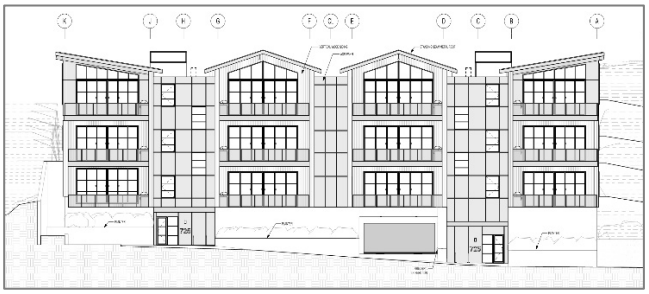
Lot 53 – Reductions in Roof Footprint Noted in Red

Change 7: Western unit stepback. As shown in the roof plan above, the third-floor western unit footprint was adjusted to greatly reduce the visual massing along the west façade. Its western exterior wall was pushed east another 10’-6”, and its roof footprint was also drastically pulled back to reduce the visual overhang.

Change 8: Reduction of solid walls at balconies. As shown in red ‘X’ labels on the preceding elevation diagrams, both the Lot 53 balconies were redesigned to be surrounded by more open-air guardrails and fewer solid walls at each end.

Lot 58 – Summary of Design Changes

Change 9: Reduction of solid walls at balconies. As shown in red ‘X’ labels below, both the Lot 53 balconies were redesigned to be surrounded by more open-air guardrails and fewer solid walls at each end.



Lot 58 – Previous Elevation



Lot 58 – New Elevation

MASTER PLAN COMPLIANCE NARRATIVE

The Snow King Resort Master Plan (Master Plan) that governs development on the subject property was approved in 2019. It establishes the entitlements and development standards for the site, addresses the major questions of development character, location, bulk, and scale, and addresses infrastructure and other considerations on a Resort-wide basis. It also serves as the Sketch Plan for all development within the Resort. The Master Plan has 12 Chapters. Applicability of each chapter to this application is discussed below.

Introduction

While the introduction does not include any standards for new development, it is instructive on how to read and use the various chapters of the Master Plan. In general, Chapters I-III of the Master Plan memorializes the compliance of the Master Plan with the Land Development Regulations and Comprehensive Plan. Chapters IV-X establish standards for new development and are the primary focus of this application. Finally, Chapters XI-XII establish standards for the continued operation of the ski hill and administration of the Resort.

More specifically, the introduction is clear that the site plans are conceptual (p.3). They establish the general location of development, open space, and pedestrian connectivity through lot lines and subarea boundaries. They illustrate the example development used to plan for the overall impact on public infrastructure. Where specific setbacks and heights, setbacks, and other dimensional limitations are required to achieve the desired character, they are specified in Chapter VII, Dimensional Limitations Plan. Where dimensions are not specified, the Master Plan relies on the Design Guidelines in Chapter VI to ensure consistency with the Master Plan (p.5). SKRMA administers the Snow King Design Guidelines with review by the Town DRC (p.54).

I. Statement of Purpose

This Chapter states the purpose of the Master Plan. Demonstration of our proposal's consistency with that purpose is the product of the totality of this application.

II. Consistent with Comp Plan

This Chapter outlines compliance of the Master Plan with the Jackson/Teton County Comprehensive Plan. By demonstrating compliance with the Master Plan, our application is also consistent with the Comprehensive Plan.

III. Compliance with LDRs

This Chapter outlines compliance of the Master Plan with the Town of Jackson Land Development Regulations. By demonstrating compliance with the Master Plan, our application is also consistent with the Land Development Regulations governing Resorts (Div. 4.3). See below for additional demonstration of compliance with the LDRs not addressed by the Master Plan.

IV. Master Site Plans

The Master Plan divides the Resort into subareas. The proposed development is in Subarea 3, which also includes the Love Ridge and Grand View condominiums and the Grand View Lodge. The Master Site Plans establish the lot lines within which the development must occur. While the Master Site Plans depict buildings to illustrate the overall location and scale of development, the bounds of the development location for Subarea 3 are the lot lines with no additional setbacks. Throughout the Master Plan, the site plans are referred to as conceptual except where setbacks are established for specific subarea – no setbacks are established for Subarea 3. The lots are

already set back from neighboring properties. Our proposed buildings are within each lot and, on Lot 58, pulled down the hill to limit disturbance.

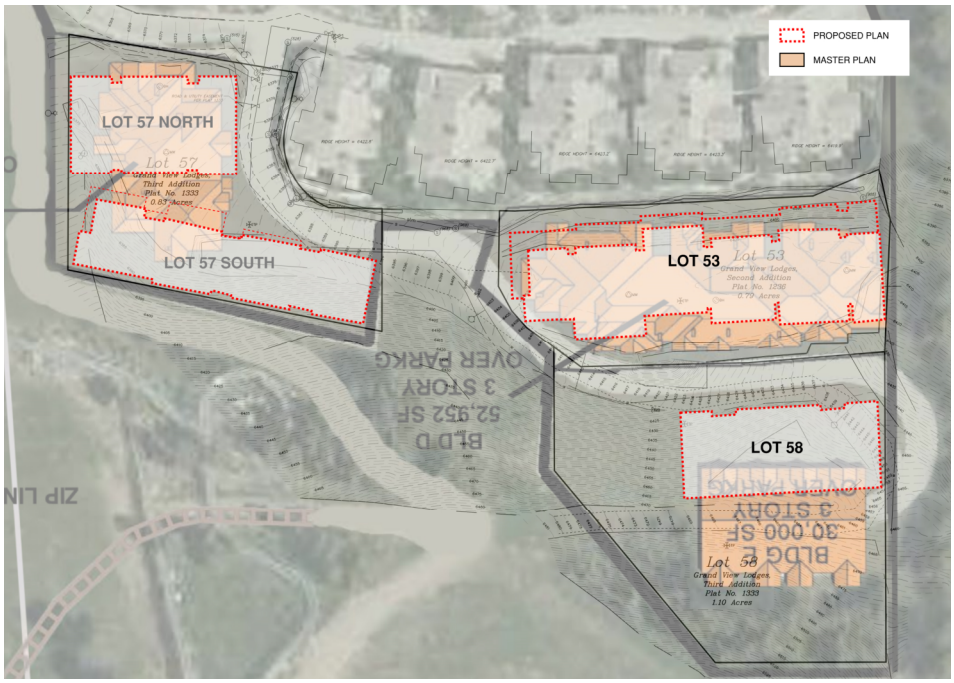


Figure 1 - Proposed site plan overlayed on Master Site Plan

The Master Site Plan also includes a circulation plan that indicates where sidewalks should be provided. Our proposal provides not only the Master Plan sidewalks but additional pedestrian connectivity of the site to the Resort's recreational amenities.

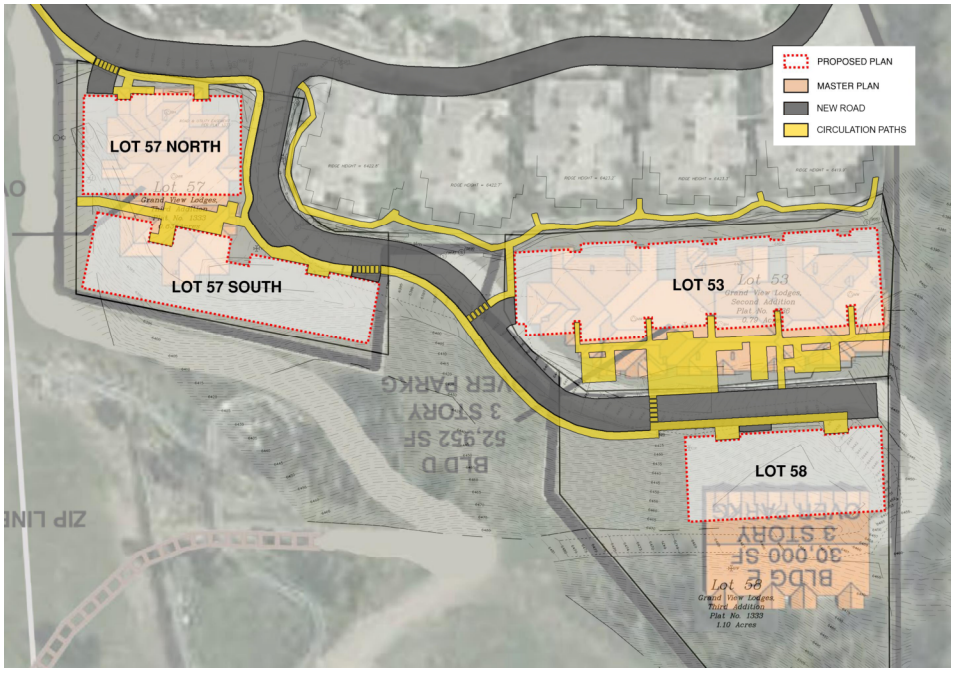


Figure 2 - Proposed pedestrian circulation plan overlayed on Master Sidewalk Plan

V. Land Use Plan

The proposed residential and short-term rental of the market condominiums are each a by-right use in Subarea 3 of the Snow King Master Plan, as is affordable workforce housing (also referred to as "Employee Housing" in the Master Plan). These uses are also the type of development anticipated in the example development table, making the proposal consistent with the resort-wide impact planning done during Master Plan approval. Below is a table showing the mix of market and affordable units by bedroom.

AREA & UNIT MIX OVERVIEW

SITE	FAR SUBTOTAL (SF)	GROSS AREA SUBTOTAL (SF)	# 1 BEDS	# 2 BEDS	# 3 BEDS	# 4 BEDS	MARKET UNIT COUNT
LOT 57 NORTH	18,125	31,509	0	10	0	0	10
LOT 57 SOUTH	24,583	36,812	0	5	5	2	12
LOT 53	42,314	71,705	1	18	7	0	26
LOT 58	24,905	34,849	0	7	5	0	12
	109,927	174,875	1	40	17	2	60
	TOTAL FAR AREA	TOTAL GROSS AREA	1-BEDS 2%	2-BEDS 67%	3-BEDS 28%	4-BEDS 3%	MARKET UNITS

	REQ. # OF AFF. UNITS	AFF. 1-BEDS REQ.	AFF. 1-BEDS PROVIDED	AFF. 2-BEDS REQ.	AFF. 2-BEDS PROVIDED	AFF. 3-BEDS REQ.	AFF. 3-BEDS PROVIDED	TOTAL AFF. UNITS REQ.	TOTAL AFF. UNITS PROVIDED	TOTAL REQUIRED PARKING	PARKING PROVIDED	PARKING PROV. INCL. TANDEM
	5.414	2	2	2	1	1	1	5	4	14	15	19
			0		1		0		1	13	14	22
PHASE 1: LOT 57		2	2	2	2	1	1	5	5			
			AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK	TOTAL REQ.	TOTAL AFF. OK			
	5.822	2	3	2	3	1	1	5	7	33	42	57
	2.962	1	0	1	0	0	0	2	0	12	19	19
PHASE 2: LOTS 53 & 58		3	3	3	3	1	1	7	7			
			AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK	TOTAL REQ.	TOTAL AFF. OK			
		REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED			
ALL LOTS TOTAL		5	5	5	5	2	2	12	12	72	90	117
			AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK	TOTAL REQ.	TOTAL AFF. OK	REQ.	PROVIDED	PROVIDED INCL. TANDEM

MAX. SHORT TERM	112,952
OVER/UNDER	-3,025
	UNDER

VI. Design Guidelines

The Master Plan Design Guidelines (not the Town Design Guidelines) govern development in the Resort. The Master Plan Design Guidelines are administered by SKRMA with review by the Town DRC. As required by the Master Plan, the proposal has been approved as consistent with the Master Plan Design Guidelines by both the Snow King Resort Master Association (SKRMA), on May 23, 2024, and the Town of Jackson Design Review Committee (DRC), on June 12, 2024. SKRMA's approval letter is attached. Since the reviews by SKRMA and the DRC, the configuration of the units and Lot 53 entrance has changed slightly – increasing the pedestrian space and further breaking up the massing Lot 53 so that it reads as multiple buildings similar to the neighboring Grand View development.

Below is a detailed description of the project's compliance with the Design Guidelines, which is unchanged from the SKRMA and DRC submittals. See also the Architectural, Civil & Landscape Plans for plans and renderings of the proposed development.

A. Introduction.

The introduction establishes the Snow King Master Plan Design Guidelines (Design Guidelines) as the method by which a proposal is evaluated for compliance with Section 4.3.1.F.7 of the Town of Jackson Land Development Regulations (LDRs). It establishes SKRMA as the administrator of the Design Guidelines and the DRC as a review entity.

B. Design Guidelines. Character and Design Objectives.

Despite its title, Section B applies specifically to the portion of the resort fronting Snow King Avenue and is not applicable to Lots 53, 57, and 58. The general statements regarding pathways and relationship to the ski hill (B.8 and B.9) are addressed later in the guidelines as they apply to Lots 53, 57, and 58 (C.6).

C. Design Guidelines. General Purposes. The general purpose of the design guidelines is to create visual variety while maintaining a sense of cohesiveness- balancing control and connectivity with enough flexibility in choice of materials and style to give life to the resort. New architecture in the Resort is to have, "clean rooflines, taper-sawn shake roofs, and clearly expressed structure." "While rustic character has been adopted for other resorts, a more direct simple architecture that capitalizes on large areas of glass, simple roof forms and tautly detailed elegant materials, will distinguish Snow King from other Jackson experiences."

The proposed development on Lots 53, 57 & 58 achieves this by integrating the materials and forms from the Grand View development with the more recent development at the Rafferty base area and Snow King summit. The vertical elements, recessed forms, stone base, siding, and roof gables all reference Grand View design and massing, while the single-pitch roofs and larger windows on the building ends reference the on-mountain design and desire for simpler forms and more glass.

The remainder of Section C spells out the LDR requirements for the Design Guidelines, which are specified for Snow King in the Sections that follow.

D. Architectural Design Guidelines.

1. Building Form, Massing and Character:

The design fits in with the ToJ context with its simple but elegant architectural forms and materials. The public spaces between buildings shall be comfortable landscaped plazas that encourage pedestrian activity.

> Buildings must feel as if they fit in the context of the Town of Jackson. They should not seem "imported" from someplace else. They must not overwhelm the pedestrian scale. Building masses will be broken down through the use of covered arcades at pedestrian levels and through the use of building envelopes that require the structures to step back away from the street or plaza.

The design references all of the surrounding development in a way that cohesively completes Subarea 3. The vertical elements of the hotel, siting and materials of Grand View and modern roof lines of the Rafferty base are all incorporated into the proposal.

> Architectural forms will be simple and practical, not elaborate. They must reflect an ability to deal with the severe climate and have honesty and directness similar to the best indigenous structures such as barns and sheds, or some of the structures in Yellowstone and Grand Teton National Parks.

The architecture forms reference the Grand View development while also introducing some of the simplicity and practicality incorporated into the more modern development at the base of Rafferty.

> In general, building forms should be used to create definable public spaces between buildings. Buildings affronting plazas should create an edge that defines the space. Buildings on the south side of a plaza step back above the second story to allow light into the plaza. Where building facades face the mountains or non-pedestrian spaces, buildings will be allowed to rise without necessarily stepping back.

The proposal includes an east-west pedestrian experience that begins with a plaza on Lot 53 and extends to the west via sidewalk to another plaza between the buildings on Lot 57 feeding out onto the ski slopes at the base of Rafferty. The south building on Lot 57 is set back from the plaza by pedestrian scale landscape terraces that

provide form for the plaza while setting back the building to provide light. On Lot 58 especially, the building has to be tall enough as viewed from the downhill side so that the retaining wall holding back the hill is not taller than the building itself. The terraced pedestrian experience is what maintains the human scale given the steep slopes. The largest facade, on Lot 53, faces away from the primary pedestrian axis of the development, but includes stepbacks at the first and third floors to provide light to the pedestrian path behind the adjacent Grand View development.

> Buildings should be sited to help shape the spaces around them and to create a sense of "street space" by lining up with adjacent buildings where possible.

The buildings are sited to continue the east-west pattern of Grand View that follows the contours around the hill and breaks mass into separate buildings that step up the hill so that lower buildings hide the lower floors of the buildings above and behind them instead of singular masses running up the hill. Where this is most evident is Lot 57, where the single building shown on the Master Site Plan is broken into 2 buildings that better align and connect the development to Grand View.

> Buildings should employ various architectural devices to help bring the masses to a more friendly, pedestrian scale. Changing materials, breaking the wall line, using different roof forms and adding balconies or projecting bays are some of these devices.

The proposal breaks the development on the 3 lots into four separate buildings, literally breaking the mass, while also employing balconies, varied roof forms and wall recesses that break up the mass further. The development is also socketed into the hillside so that the mass of each building varies on each side.

> Larger buildings may be broken into smaller elements that appear to be an aggregation of smaller buildings. Overly differentiated facades on a single building are to be avoided however.

The vertical recesses along each building's front façade, which range in width between 10 to 18 feet, help to break down each building into a language of aggregated masses separated by recessed gaps. These mirror the Grand View development, where buildings are separated by gaps of a similar scale and, once landscaped, create the same mass-breaking effect.

2. Roofs:

The project's roofs reflect the neighboring architecture, namely: the majority of the roofs, which are gabled, tie into the Love Ridge condos to the north; and a few shed roofs pay homage to the long, sloped roofs of the Snow King Resort Hotel. The majority of roofs are 4:12 gable roofs, with a few shallower shed roofs.

> In order to be sympathetic to the existing Snow King Resort, new buildings must relate to existing architecture by using similar roof forms, generous roof overhangs, and some similar materials such as heavy timber beams holding up roof overhangs.

The roof forms reference the Grand View and Rafferty base area developments.

Primary roofs must be sloped and in keeping with existing roofs, their slopes should predominantly be in the range of 4:12 to 7:12. Flat roofs and parapet roofs will be allowed where they act as connectors from one gabled roof to another and at larger spaces where necessary and not visible from street or plaza levels or where practical for best incorporating structures into the surrounding built environment. Special consideration is to be given to designing roofs in reference with nearby pedestrian uses. Roof materials should be as consistent as possible throughout the Resort.

Gabled roofs throughout each Lot have a 4:12 slope, except at Lot 57, where the gable roof slopes were reduced to 3½:12 at the South building and 3:12 at the North building in order to reduce the overall height. Across all lots, shed roof lines at the edge of each building are 2:12 while referencing the Rafferty base area development.

Large roof overhangs should be held up by heavy timber beams or knee braces. Eave lines should be kept thin to avoid the heavy look of typical cold roof structures with 20" fascias.

Roof overhangs are held up by vertical wood structures that reference the vertical elements of the nearby hotel. Roof lines are kept thin.

3. Exterior Materials: Buildings shall sit on masonry bases, and feel as if they are firmly rooted in the ground. Stone, cultured stone, stucco, synthetic stucco and concrete will withstand the extreme weather conditions and pilling up of snow along the foundations.

   Appropriate materials above the ground level will predominantly be stone, cultured stone, wood siding, wood shingles, heavy timber, logs and glass. Other materials such as brick, stucco, synthetic stucco, oxidized steel, and board-formed concrete will also be allowed to a lesser extent. Buildings should have texture and visible structural purpose.

The buildings sit on stone bases in order to appear “rooted” in the natural hillside environment. Upper stories use wood, metal, and glass to give a lightweight appearance to the structure, and to create a feeling of connection with the surrounding forest. Like its neighbors, this project incorporates natural wood cladding to blend in with the surrounding environment. The warm hues of the stained wood pay homage to the range of wood tones found throughout the Resort. Each building sits on a stone base whose texture references the natural rock found on the mountain while also serving as a contemporary corollary to the stone bases of neighboring buildings. Metal accents on the facades and roofs connect the project to the other modern buildings at the resort.

4. Windows: Windows at the pedestrian level should be as large as possible given the function behind them. For retail and/or hotel frontage windows should represent approximately 75% of the linear frontage.

Ground level windows are larger at pedestrian entries; they are limited at basement garages in order to hide vehicles from sight. Due to the steep nature of the hillside, portions of the 1st and 2nd floors are visible to pedestrians and also use large glassy window openings at residential balconies.

Above the ground floor, there is no minimum requirement of window to wall. In keeping with the existing Snow King Hotel and its available views in all directions, large windows are encouraged. When in heavy walls of stone or concrete, windows should appear to be "punched", and they should have lintels of timber or stone. Metal clad windows, wood windows, and nonreflective aluminum storefront windows are all permitted. Darker colors of the windows are encouraged.

The proposal incorporates large metal-clad windows in all directions very much in keeping with the hotel. Cladding will be black.

Divided light windows, if used, must have real divisions, either true divided light or simulated divided light with metal spacers between the double panes of glass. Snap-in false mountings will not be permitted. Generally larger expanses of glass are preferred to small divisions.

Proposed windows will have real divisions, and the larger expanses of glass match the scale of the glass on the Rafferty base area and Hotel lobby/restaurant windows.

5. Commercial Frontage, Entryways: The proposal does not include retail or hotel storefronts.

6. Decks and Balconies: Decks and balconies add functional amenity to the resort but also become part of the design palette used to add character and create variety on the building exterior. Where possible balconies and decks should be located to take advantage of solar exposure and/or views. Long, linear balconies are not permitted.

Decks and balconies with strong vertical orientation similar to the hotel are a key aspect of the design. They are oriented toward mountain views due to the south aspect of the development being set into the slope. Each residential unit has a generous balcony with views toward the Resort, the town, and Tetons beyond. Balconies are broken up by vertical walls and stepped back portions of the façade to create variety and depth in the massing.

7. Walkways: To promote the sense of a unified resort with pedestrian accessibility, buildings should have covered walkways on facades along which connections can be made to other buildings in the village. Wherever possible these walkways should have retail stores and restaurants and other visually interesting spaces along them. All buildings must take into account pedestrian access to all adjacent buildings and the rest of the Snow King Resort.

Pedestrian accessibility is promoted through outdoor walkways and planted areas that encourage outdoor activity. The proposal connects to the pedestrian paths and sidewalks of the Grand View Lodge and condominiums and moves visitors through two plazas toward the hotel and Rafferty base area. The proposal does not include any retail frontage.

8. Color: The use of color should support and reinforce the overall design theme for Snow King Resort. As a year-round resort, colors chosen must work well in all seasons and help the resort blend with its town context as well as with the natural landscape. Color schemes should be built around natural materials, such as stone and wood. Earth hues, natural colors of foliage, deadfall timber and dried grasses are all appropriate. Primary or bright colors should be used sparingly, as accents to highlight the more muted color schemes. Use of "day glow" colors is not allowed. On wood, stains are preferred over paint.

The overarching warm brown wood tones, interspersed with some gray metal and light concrete tones, will blend in nicely with the environment in all seasons. The proposal employs warm hues of stained wood above stone bases. No bright colors are employed and recessed areas utilize darker colors that pull them back further.

9. Lighting: The lighting systems will serve functional and aesthetic roles that include:
    - Providing security and visual safety
    - Serving as directional indicators for vehicular and pedestrian traffic
    - Providing extended outdoor use time, particularly in pedestrian areas,
    - Reinforcing the identity and character through form, color, and materials of fixtures, visual light quality and placement

    Lighting must be designed and configured in conformance to Town of Jackson standards. Light sources must be shielded so as not to reflect direct light upon adjacent buildings or properties.

Lighting will be designed to comply with Sec. 5.3.1 of the LDRs.

Pedestrian scale lighting: The use of low level light sources at the pedestrian scale to accent or illuminate the ground plane provides a special opportunity to reinforce Snow King's unique identity and character. This is achieved by the use of proper fixtures at lower mounting heights to produce a more intimate effect. At night, the fixtures provide light necessary for safety and visual effect. By day, the fixtures should lend animation and scale to the pedestrian environment. Fixtures at a maximum height of 16 feet will be used for these pedestrian areas. Painted steel will only be used for accent.

Additional pedestrian scale lights may be used including bollard lights at approximately 42" in height, and canister type lights on overhead structures. Lighting for pedestrian areas should be incorporated into the buildings whenever possible.

The lighting design across the site will provide a sense of comfort, safety, and elegance to the project. A combination of low-level pedestrian light sources along pathways and recessed lighting at entry canopies will create a welcoming environment.

9. Disabled Accessibility: Consideration for the disabled must be a part of the design process for any project. Every structure shall be accessible by the disabled through the use of ramps (not to exceed 8%) and/or elevators. All outdoor pedestrian areas must be accessible.

All buildings and walkways will be accessible.

10. Sub Area 2. Specific Guidelines. The proposal is not in Subarea 2.

E. Site Design Guidelines. Plant Palette.

The landscaping and architectural design of site walkways and walls will integrate the building into the hillside; indigenous plantings will screen the building and enhance the shared plazas.

Site design at the Snow King Resort focuses on plant palette and design, pedestrian circulation, site architectural features and the colors and materials that comprise the build environment. Snow King's setting is both urban and rural. On the one hand the in- town location provides a diverse urban design context. This context generally implies that the site design will be dominated by landscape with formal plantings. Conversely, the resort is built into the base of a forested mountain and is bounded by the Bridger-Teton National Forest. This context usually implies a more random or natural site design. The objective will be to intertwine these two design goals, in a transitional manner, without creating confusion.

The landscape plans manage the tension between the urban and rural, formal and natural, tame and wild that are inherent to the site's relationship to town and the Bridger-Teton National forest through the use of inward facing planting spaces that reference the plantings in relationship to the built and urban nature of the site, and views outward from these "internal" planting areas that form a relationship between the on-site landscape outward to the broader context of the surrounding natural landscape. Planting scale and proximity to the pedestrian experience further enhances this relationship with planters and plantings at the pedestrian scale expanding outward to terraced landscaping areas in keeping with the natural slope and scale of plant material surrounding the site.

Just as the resort straddles a seam between the urban and rural environments it is located at the interface of three different plant communities. The lower portions of the site are dominated by the sage/grassland and the Aspen/Chokecherry communities; remnants of these communities still exist along the eastern boundary of the PRD. The higher, moister portions of the site exhibit a Douglas Fir and Spruce plant community.

The landscape plan is developed with a sensitivity to the varying plant communities on and around the site and responds accordingly to, where appropriate, integrate and complement plant species from each of the surrounding distinct plant communities.

Plantings around the resort should mimic these existing communities. Replication of the endemic plants also provides an excellent opportunity to provide visitors with information about the local flora. These plants will also provide an adaptable palette necessary to flourish in the wide variety of moisture, light and temperature conditions, which large buildings create and will also help to weave the rural with the urban environments.

Endemic plants are most suited for use in the climatic and seasonal conditions in which they naturally thrive and are used as such in the landscape design. Plantings of local flora further consider the unique microclimatic conditions created by buildings on the site and are designed in such a way to provide seasonal planting interest year-round throughout the site.

Other planting materials of sufficient caliper will be used to screen and enhance the buildings. In general, the plant material will be in accordance with the Land Development Regulations, except for areas designated as Ski Trails and Outdoor Recreation.

In accordance with the Land Development Regulations, the plant material, landscape plans, and architecture of the buildings on the site seek a symbiotic relationship where each complement and enhance the others, developing visual interests from within and outside of the site, creating, and where appropriate, screening views.

Detailed Landscape Plans will be part of each Final Development Permit Application.

See the Landscape Details. These landscape plans provide plant material in accordance with the Land Development Regulations that enhance the pedestrian experience of the site and buildings, and weaves together the unique urban and rural nature of surroundings.

F. Pathways and Circulation Elements. The proposal includes concrete sidewalks and stairs that connect the development to the existing and planned trail system and the rest of the Resort. The sidewalks encourage visitors to the development to access Resort amenities by foot and provide direct access to the ski hill. The sidewalks connect outdoor plazas on Lots 53 and 57. The open plazas at Lots 53 & 57 are meant to encourage outdoor activity; the ski-in/ski-out nature of the property also encourages pedestrian activity on all 3 lots.

G. Signage. Signage will be provided in non-reflective matte metals that are earth-toned with lighting incorporated. Lighting will comply with Town standards.

VII. Dimensional Limitations

The Master Plan's dimensional limitations include a pool of floor area and lodging capacity, conceptual three-dimensional building envelopes, and sub-area-specific considerations. Where dimensional limitations are not specified, the Design Guidelines are relied upon to achieve the desired character with the conceptual illustrations as guidance for developers, SKRMA, and the Town DRC. For Subarea 3, the only specified dimensional limitations are:

- Overall Master Plan Floor Area and APOs
- An LSR of 10%
- A limit of 3 stories over a basement.

Each is addressed below. Unlike Subareas 2 and 5, the illustrations for Subarea 3 are not dimensioned, emphasizing their conceptual nature for use in relating the Design Guidelines to the site rather than specifying an exact three-dimensional envelope. As discussed above, both SKRMA and the Town DRC have found the proposal consistent with the Design Guidelines and intent of the subarea.

FAR and APOs

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Floor Area	915,000 sf across Resort 334,675 sf exist;	112,952 sf purchased by owner 109,927 sf proposed		
	580,325 sf allowed	42,314 sf	42,708 sf	24,905 sf
APOs	2,208 across Resort 832 exist;	240 APOs purchased by owner 240 APOs proposed		
	1,376 allowed	104 APOs	88 APOs	48 APOs

The Master Plan has a pool of allowed floor area (915,000 sf) and lodging capacity (2,208 APOs) that can be built throughout the Resort. We have purchased 112,952 sf of floor area and 240 APOs for the development of this site. Beyond this development, about 470,000 sf and 1,140 APOs will be left to be developed in the Resort. A more detailed accounting and verification of development rights is included in the SKRMA approval letter and attachments. Since our original submittal, SKRMA has updated its accounting of APOs on other sites within the resort, an updated table of APOs is attached to the resubmittal.

The Master Plan also establishes cumulative FARs for Subareas 1-5 and Subareas 1-4, but they are irrelevant because the allowed floor area from those FARs is greater than the 915,000 sf limit on overall development.

Building Envelope

For an individual development, the Master Plan relies on the concept of three-dimensional building envelopes to define the appropriate bulk and scale. The site of this proposal is tucked into the hillside behind the interface of the resort with the rest of the Town of Jackson, and as a result, the building envelope for this site has limited definition. The Master Plan emphasizes that the building envelopes are intended to be flexible and should be used in coordination with the Design Guidelines. The Master Plan also includes renderings to illustrate how the building envelopes can be implemented for some sites. For Lots 53 and 57, the Master Plan includes undimensioned sketches of previously approved buildings. Please see the Master Plan Analysis section of the Architectural Plans for comparisons of those sketches to our proposal.

Our proposal meets the design guidelines as approved by SKRMA and the DRC, the dimensional limitations as demonstrated throughout the rest of this section, and is consistent with the three-dimensional building envelope illustrations for Lots 53 and 57 as demonstrated in the Architectural Plans.

Subarea 3 Standards – Bulk, scale, mass, and height

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Bulk	1 building or many	1 building	2 buildings	1 building
Height	3 stories over basement	3 stories over basement	3 stories over basement	3 stories over basement

The master plan allows for development on lots 53, 57 & 58 to be in one or many buildings (p. 70). On Lot 57 there are 2 buildings. On Lots 53 and 58, there is one building per lot. The building and unit mix table above in the Land Use section details how the mass is broken up across the buildings.

The Master Plan also limits development in Subarea 3 to three stories above a basement. Each building has three stories above a basement. The floor area allowances of the Master Plan exempt basement floor area and floor area for required housing. The Proposed Design Overview in the Architectural Plans outlines the floor area that is and is not exempt on each level of each building.

Compliance with the definition of basement is demonstrated for each building in the Architectural Plans specific to each lot. That the isolated area around the garage entrance on Lot 58 is taller than 10’ to meet grade is consistent with how underground parking entrances have been accommodated throughout Town. The retaining walls used for site grading are not relevant to the basement definition because their purpose is not to elevate the buildings. They are necessary to accommodate the slope and build a road that meets fire protection standards. The existing grading and retaining wall on Lot 53 are evidence of the fact that the Master Plan has always contemplated site grading and retaining as being necessary. The Master Plan Analysis section of the Architectural Plans demonstrates the site retention that would have been needed under the previously approved development on Lots 53 and 57 and the anticipated development of Lot 58.

Our proposal lowers the buildings from what is suggested in the Master Plan, with the retaining walls representing the infrastructure that was always anticipated by the Master Site Plan. If the building on Lot 58 were

any lower, the retaining wall behind the building would be taller than the building itself. And, with the building on Lot 58 set as low as possible, the buildings below it cannot be lowered without making the road too steep.
The Master Plan Analysis section of the Architectural Plans of the attached drawings illustrates how our proposed building location on Lot 58 reduces the amount of disturbance anticipated by the Master Plan and significantly lowers the building.

Subarea 3 Standards – Parking (LDR Standards also discussed)

SITE	TOTAL REQUIRED PARKING	PARKING PROVIDED	PARKING PROV. INCL. TANDEM	TOTAL # BEDROOMS	REQ. BIKE PARKING	REQ. BIKES, SHORT-TERM (25% x .75/bed)	REQ. BIKES, LONG-TERM (75% x .75/bed)	NOTES
LOT 57 NORTH	14	**15**	**19**	27	21	6	15	EVSE spaces: 6 capable + 1 installed. Short-term bike parking at outdoor spaces; long-term located in garages.
LOT 57 SOUTH	13	**14**	**22**	35	27	7	20	EVSE spaces: 7 capable + 1 installed.
LOT 53	33	**42**	**57**	70	53	14	39	EVSE spaces: 17 capable + 3 installed.
LOT 58	12	**19**	**19**	29	22	6	16	EVSE spaces: 6 capable + 1 installed.
	72 REQ.	**90** PROVIDED	**117** PROVIDED INCL. TANDEM					

Topic	Master Plan Standard	Lot 53	Lot 57 N	Lot 57 S	Lot 58
Vehicle Parking	1 space per unit, on-site	1.3/unit, on-site (1.7 w/tandem)	1.1/unit, on-site (1.4 w/tandem)	1.1/unit, on-site (1.7 w/tandem)	1.6/unit, on-site
	Market Units	26	10	12	12
	Affordable Units	7	4	1	0
Total Spaces		**42** (57 w/tnd.)	**15** (19 w/tnd.)	**14** (22 w/tnd.)	**19**
	Single Spaces Tandem Spaces	27 15 (30 spaces)	11 4 (8 spaces)	6 8 (16 spaces)	19 -
	Assigned (Garage) Guest (Garage) Guest (Level 1)	39 - 3	15 - -	14 - -	19 - -
Topic	LDR Standards				
ADA Total (1/25)		**3** (3 of 42)	**1** (1 of 15)	**1** (1 of 14)	**1** (1 of 19)
	ADA Van (1/8 ADA) ADA Tandem	1 (1 of 3) 1	1 (1 of 1) -	1 (1 of 1) -	1 (1 of 1) -
EVSE Total (30%) *of total incl. tandem*		**20** (35% of 57)	**7** (37% of 19)	**8** (36% of 22)	**7** (37% of 19)
	EVSE Capable EVSE Installed (5%)	17 (30%) 3 (5%)	6 (32%) 1 (5%)	7 (31%) 1 (5%)	6 (32%) 1 (5%)
Bike Parking Total (0.75/bedroom)		**53** (.76)	**21** (.78)	**27** (.77)	**22** (.76)
	Bedrooms	70 beds	27 beds	35 beds	29 beds
	Short-Term (25%) Long-Term (75%)	14 39	6 15	7 20	6 16

The Parking minimum for the site is 1 space per unit, which our proposal exceeds. The Master Plan's parking discussion is largely focused on ensuring that there is ample public/semi-public shared parking in the other Subareas of the Resort to accommodate recreation uses. The intent for Subarea 3 is that development will be parked on-site and neither impact nor contribute to the shared parking elsewhere in the Resort. By exceeding the parking minimum and managing the parking spaces as part of the property management, we more than meet the Master Plan expectations.

Each parking space is numbered and dimensioned In the Architectural Plans for each lot. ADA compliance is also demonstrated on the parking drawings. Which spaces will be EVSE Installed and Capable will be finalized at building permit with final electrical plans.

The required bike parking meets the 25% short-term bike parking requirement for all units because the market condos can be used residentially or as short-term rentals. Short-term bike parking is provided through public spaces that meet the Town's design requirements and can be found on the Landscape Plan for each lot. Long-term bike parking is accommodated in a combination of storage lockers (assuming a maximum of 2 bikes per locker), with the remaining long-term bike storage provided in wall-mounted bike racks where applicable (refer to notes on garage floor plans).

Subarea 3 Standards- Landscaping

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Landscaping	10% LSR (min)	20% LSR 7,245 sf	18% LSR 6,750 sf	57% LSR 27,401 sf

As discussed on page 72 of the Master Plan, hardscape surfaces composing pedestrian plazas, patios, and outdoor function areas are considered landscape surfaces. See the Landscape Plan for additional detail on the landscaping. Note the landscape screening that works with the topography and setting of the development into the hillside to screen the development from the existing neighborhoods to the east.

Subarea 3 Standards – Alternative Transportation

The alternative transportation connection to Cache Creek Drive that is required in the Master Plan has already been completed.

VIII. Housing Element

Applicability

Div. 6.3 of the LDRs applies to the sites with no credits. Required housing is calculated for each development plan in the attached Housing Calculator pages.

Amount, Type and Method of Housing Provision

The Snow King Master Plan allows for required housing to be built anywhere within or outside of the Resort. We will build 7 of the required units on Lot 53 and the other 5 required units on Lot 57. The project will be phased (see Phasing Plan below) so that the required housing is built before or concurrent to the development generating the requirement. In-lieu fees will be paid prior to certificate of occupancy for the fee-generating lot.

See the Housing Calculator for each lot below. The amount, type, and method of housing required on each lot is summarized below:

	Lot 53	Lot 57	Lot 58
Required Housing	5.925	5.414	2.962
Total Units Provided	5 (Lot 53)	5 (Lot 57)	2 (Lot 53)
Type and Method			
1 bed/studio, <50% FMI	$381,588.71	$170,783.77	
2 bed, <50% FMI	1 unit (Lot 53)	1 unit (Lot 57)	1 unit (Lot 53)
1 bed/studio, <80% FMI	1 unit (Lot 53)	1 unit (Lot 57)	
1 bed/studio, <120% FMI	1 unit (Lot 53)	1 unit (Lot 57)	1 unit (Lot 53)
2 bed, <120% FMI	1 unit (Lot 53)	1 unit (Lot 57)	$261,687.53
3 bed, <120% FMI	1 unit (Lot 53)	1 unit (Lot 57)	

Special Restriction

All units are intended to be condominiumized for sale at the designated level of affordability. We will complete the deed restriction worksheet at building permit and sign the deed restrictions prior to certificate of occupancy for the requirement generating units to ensure requirement provision remains at pace with or ahead of requirement generation.

Livability Standards

We are aware of the livability requirements for kitchens, bathrooms, closets, storage, floor coverings, room size, windows, laundry, heating, and parking. We will demonstrate detailed compliance of each unit at building permit as we finalize the design. See Architectural Plans for draft floor plans.

IX. Transportation Element

The Transportation Element focuses on how traffic, transit, and parking throughout the Resort will interface and connect to the larger Town of Jackson transportation system. Our proposal is consistent with the assumed impacts from Subarea 3 buildout. See the Engineering Report for demonstration of how our proposal is consistent with the assumptions made about Subarea 3 in the Master Plan.

X. Capital Improvements Plan

The Capital Improvement Plan focuses on how the Resort water, sewer, and stormwater systems will interface and connect to the larger Town of Jackson systems. Our proposal is consistent with the assumed impacts from Subarea 3 buildout. See the Engineering Report for demonstration of how our proposal is consistent with the assumptions made about Subarea 3 in the Master Plan.

XI. Phasing and SKRMA

The eleventh chapter is about SKRMA's responsibilities and is not relevant to approval of this application.

XII. Community Services Element

The final chapter is about the community services provided by the Resort and is not relevant to approval of this application.

ADDITIONAL LDR COMPLIANCE NARRATIVE

Phasing Plan

While there are three development plans, a single phasing plan is proposed. The first building permit(s) will be submitted within 18 months of development plan approval, and will likely be for Lot 57. Each subsequent building permit(s) will be submitted within 18 months of completion of the prior building permit. The building permits will be sequenced so that the required affordable workforce housing is produced concurrently or prior to the generating development.

Construction Management Plan

Please refer to the Construction Management Plan chapter

Environmental Standards

Master Plan approval demonstrated compliance; no additional Environmental Analysis is required.

Scenic Standards

Exterior lighting compliance will be demonstrated at building permit.

Natural Hazards

Steep Slopes

See Engineering Narrative and Geotechnical Report.

Wildland Urban Interface

Wildland Urban Interface compliance will be demonstrated at building permit.

Grading, Erosion Control, and Stormwater

See Engineering Narrative

Operational Standards

Storage for each unit is provided. There will be no outside storage. Compliance will be managed through property management.

Refuse and recycling facilities are provided in the parking garage of each unit. See the garage floor plan of each building.

Subdivision

The applicant intends to plat the units as condominiums once they are built.

School Exactions

Page 102-103 of the Master Plan exempt short-term rental development from park and school exactions.

Park Exactions

Page 102-103 of the Master Plan exempt short-term rental development from park and school exactions.

Transportation Facilitates

See Engineering Narrative

Utilities

See Engineering Narrative

PROPOSED FINDINGS FOR APPROVAL

A development plan shall be approved upon finding the application:

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

Complies. The purpose of the LDRs, and by extension the Snow King Resort Master Plan, is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future community. is By being consistent with the Master Plan and LDRs, the proposal is consistent with that purpose.

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

Complies. The Snow King Resort Master Plan demonstrated compliance with the NRO and SRO. The proposed development is consistent with the Snow King Resort Master Plan.

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

Complies. The proposed development is consistent with the transportation, water, wastewater, parks, schools, police, fire, and EMS assumptions of the Snow King Resort Master Plan. The cumulative impact of all development entitled under the Master Plan was evaluated and approved with Master Plan approval.

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

Complies. While the Town of Jackson Design Guidelines are not applicable, the proposed development was found to comply with the Snow King Resort Master Plan Design Guidelines by SKRMA on May 23, 2024 and the Town Design Review Committee on June 12, 2024.

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

Complies. The proposed development complies with all LDRs and Town Ordinances not otherwise addressed by the Snow King Resort Master Plan.

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

Complies. The proposed development complies with the Snow King Resort Master Plan. It complies with the Site Plan by being located within Lots 53, 57, and 58. It complies with the land use plan by being residential or short-term rental and affordable employee housing. It complies with the design guidelines as approved by SKRMA (May 23, 2024) and the Town DRC (June 12, 2024). It complies with the dimensional limitations by being 3-stories above basement with at least 10% LSR and within the overall Floor Area and Peak Occupancy allowances for the Resort. It complies with the housing element by providing the required housing on-site. Finally, it complies with the transportation and utility elements by being consistent with the Master Plan assumptions for the cumulative impact of the development of the Resort.

ENGINEERING NARRATIVE

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Introduction

Snow King Condominiums is a proposed development within the Snow King Planned Resort District Master Plan (Sub-Area 3) located at 510, 553 and 725 Upper Snow King Loop Road. Upper Snow King Loop Road is located at the upper end of Grand View/Love Ridge Condo area and is within the Town of Jackson. The properties border lands owned by the Snow King Mountain Resort, LLC and the Grand View Condos. The land included in this proposal is comprised of property owned by affiliates of Bear Real Estate Group, described as Lot 53 of the Grand View Lodges 2nd Addition (553 Upper Snow King Loop Road) and Lots 57 (510 Upper Snow King Loop Road) and 58 (725 Upper Snow King Loop Road) of the Grand View Lodges Third Addition. The total combined property site is approximately 2.72 acres. Lot 57 is separated from Lots 53 and 58 (which are contiguous) by approximately 100' of land owned by Snow King Mountain Resort, LLC. Currently Lots 53 and 57 are used by Snow King Resort for material and equipment storage, while Lot 58 has a road that has historically been used to access Snow King Mountain but has been abandoned. Development of these Lots is governed by the Town of Jackson Land Development Regulations (LDRs) and the Snow King Planned Resort District Master Plan (Master Plan).



Figure 1: Project Vicinity Map

The building program is for a residential condominium development consisting of four buildings spread over the three lots, which includes both short term rental market units and deed restricted affordable units. Unit bedroom breakdown and building square footage is detailed in the Development Plan's Architectural Narrative.

Vehicular access to the three lots from the Town of Jackson street network is from the intersection of Snow King Avenue and Vine Street via Snow King Loop Road and Upper Snow King Loop Road. Snow King Loop Road is a 2-lane paved road, maintained by Snow King Resort Master Association (SKRMA) accessing the Love Ridge and Grand View Condos as well as the Grand View Lodge. Upper Snow King Loop Road is a steep dirt road that has historically provided access up Snow King Mountain. The three lots can be accessed by cyclists and pedestrians from the northwest (Snow King Avenue) and northeast (Cache Creek Drive) using a combination of existing trails, sidewalks and low volume streets.

This Final Development Plan Engineer's Report is intended to provide the engineering basis for the design and discuss engineering related items for the development of the project. Site infrastructure associated with the project is described including the expected infrastructure connections to existing Town of Jackson (TOJ) and SKRMA owned utilities. Design details will advance as the plan moves into construction permitting and construction phases of the project.

Site and Soils Conditions

The project site is located on the north-facing slope of Snow King Mountain and each lot has significant vertical relief with the hill sloping upward to the south. A geotechnical investigation by Jorgensen Geotechnical, LLC was conducted on each parcel in the fall of 2023 and explored Subsurface Soil Conditions and conducted a Geophysical Exploration. The reports of the investigations include Subsurface Preparation recommendations and Slope Stability Modeling for the current design in Attachment A.

Groundwater

The hillside nature of this site does not lend itself to persistent shallow groundwater but its location on the lower reaches of Snow King Mountain makes groundwater related to precipitation and snowmelt likely. Groundwater was encountered during the drilling of test bores performed as part of the Geotechnical Investigation at depths between 27 and 47 ft below ground surface. The proposed building is unlikely to be impacted by static groundwater at these depths, even during the construction of below grade parking structures. Lateral water flow through the soil can be expected from snow melt and stormwater and structures should provide foundation drains to mitigate this moisture.

Parking and Access

Analysis and calculation of parking required for each lot is provided in the Master Plan Compliance Narrative, Section VII – Dimensional Limitations. The parking stalls discussed in that section will be provided in parking garages beneath each of the buildings. All proposed parking meets the dimensional limitation criteria and design standards. Plan views of each parking garage detailing key dimensions, layouts and drainage patterns are provided in the plan set.

Access to the site will be from Snow King Loop Road and Upper Snow King Loop Road, with all parking located in basement garages except a few surface spaces provided for short-term guest parking.

Upper Snow King Loop Road will be realigned and vertically adjusted to meet the Fire Protection Resolution for New Subdivisions, and a Fire Apparatus Turnaround will be provided at the Lot 53 drop off.

With construction and occupancy of Lot 57 happening first, an interim Fire Apparatus Turnaround can be provided near the western property boundary of Lot 53, which will serve until the completion of the final turnaround discussed above.

Lot 53

Two vehicular access points are provided to the Lot 53 Building; the first is directly into the basement garage via a door on the west end of the building. The second is a vehicular drop off/turnaround/courtyard at the first-floor elevation accessed from the access road to the south of the building.

Multi-modal access will be provided to the Lot 53 building from a sidewalk along the south side of Upper Snow King Loop Road, with safe crossing points provided to both the basement door and first floor courtyard. A door into the parking garage will be located near the garage door and individual units will be accessed from the first floor from the courtyard. A dirt walking path will also be provided from the termination point of Upper Snow King Loop Road, near the southeast corner of the building, up to existing grade to the east of the building and along the east face of the building, to the existing sidewalk at the northeast corner of the building.

Lot 57

The two buildings proposed on Lot 57 will have individual garage vehicular access points. The north building will be accessed from Snow King Loop Road, near the northwest corner of the lot and the south building will be accessed from Upper Snow King Loop Road, near the east boundary of the lot.

Multi-modal access will be provided to the Lot 57 buildings via the courtyard between the buildings from a sidewalk along the west side of Upper Snow King Loop Road. Multi-modal access into each garage will also be provided through a separate garage level access door.

Lot 58

The building on Lot 58 will have a vehicular access point from Upper Snow King Loop Road into the garage located approximately in the middle of the north side of the building.

Multi-modal access will be provided to the Lot 58 building from a sidewalk along the south side of Upper Snow King Loop Road. There will be several access points along the north side of the building providing access to both the garage and to stair/elevator towers into the individual units.

Transportation Element

Existing traffic (vehicular and multi-modal) was evaluated as part of the Traffic Impact Study prepared for the Master Plan. Physical counts of traffic were collected and analyzed as part of the Master Plan Traffic Impact Study.

The proposed uses and scale of development on Lots 53, 57 and 58 are consistent with the Master Plan. Trip generation for the project, using the trip generation rates from the Master Plan, is summarized in Table 1.

Table 1 – Trip Generation

Traffic, Trip Generation			
	Number of Units	Unit Type	Trip Generation
Lot 53	26	Condominium	$26\ units * 8.0\ \frac{trips}{unit} = 208\ trips$
	7	Affordable Housing*	$7\ units * 4.0 \frac{trips}{unit} = 28\ trips$
Lot 57	22	Condominium	$22\ units * 8.0\ \frac{trips}{unit} = 176\ trips$
	5	Affordable Housing*	$5\ units * 4.0 \frac{trips}{unit} = 20\ trips$
Lot 58	12	Condominium	$12\ units * 8.0\ \frac{trips}{unit} = 96\ trips$
Subtotal; this Development Plan			

Existing Sub-Area 3	86	Condominium; (assumption)	688 trips
		Total Sub-Area 3	**1,216 trips**
		Assumed Master Plan Sub-Area 3	1,710 trips

*The proposed Affordable Housing in this project is assumed to have a traffic impact similar to "Employee Housing" used in the Master Plan Analysis

This project reflects full buildout of Sub-Area 3 of the Master Plan; based on the Example Development Table, approximately 1,710 trips per day for residential uses was used to perform the Traffic Impact analysis. Based on the above information, the scale of traffic impact is less than was assumed in the master plan.

Grading, Drainage, and Stormwater Management

The access road location and elevation are integral to the building placement on each lot. Providing fire apparatus access to each building, vehicular access to each garage and multi-modal access to the various entrances to each building were key considerations to the site layout and grading. The topography of the site, particularly the steepness of the hillside in the north-south direction is also integral to the grading and building placement on each lot. This consideration resulted in buildings that present a tall elevation from the North and a much smaller elevation from the South.

The current TOJ Land Development Regulations (LDR's) allow post-development stormwater flows to be released from a proposed development at a rate equal to or lower than the pre-development runoff rate. The Master Plan identifies the use of on-site stormwater facilities for storage and controlled release. As previously described, parking for each building is provided in basement garages. The surface of the parking areas will be sloped such that runoff from vehicles will collect at low points through inlet grates and trench drains to route all drainage through a detention system and a controlled progressive discharge prior to release into the public stormwater collection system. Coordination with the mechanical engineering design of the buildings will be required for this effort. Stormwater treatment will be installed in the development area to treat runoff from streets and parking on-site prior to leaving the property.

Preliminary stormwater runoff calculations for each lot for pre and post development are included in Attachment B. These calculations and the grading and stormwater management plans will be refined through the Grading and Erosion Control Permit process as the project develops and as various volume solutions and basin layouts are explored.

This development will utilize the existing storm sewer collection system in Upper Snow King Loop Road which will ultimately discharge into the Town of Jackson system. The routing of this existing system downstream of the development is currently unknown, however this will be determined, and if necessary, the system will be reconfigured to effectively deliver project storm sewer to the Town of Jackson system.

Stormwater design calculations for the 100-year storm are summarized in Table 2. Runoff flowrates and volumes were computed using the modified-rational method and the Intensity-Duration-Frequency Curve Data provided in the TOJ LDRs. Pre and Post Development ground cover coefficients were used with those calculations. Calculations were done separately for each lot.

Table 2 – Stormwater Rational Method Runoff

Stormwater Rational Method Runoff Design Storm Frequency = 100 years			
Lot	Pre-Development Peak Flow Rate (cfs)	Post-Development Peak Flow Rate (cfs)	Water Quantity Storage Required (gal)
Lot 53	0.78	2.37	4,915
Lot 58	1.58	2.48	2,061
Lot 57	0.98	2.49	4,345
Total	**3.35**	**7.34**	**11,321**

Lot 53

Due to the drainage pattern of the proposed improvements on this lot, nearly all the stormwater, including roof drainage, will be captured, routed below grade and stored with a controlled release into the TOJ stormwater system. Positive drainage away from the building will be provided in the landscaped perimeter area though volumes of runoff will be negligible due to the small areas involved and the capture of runoff from developed areas.

Lot 57

Due to the drainage pattern of the proposed improvements on this lot, nearly all the stormwater, besides the road, including roof drainage, will be captured, routed below grade and stored with a controlled release into the TOJ stormwater system. Positive drainage away from the building will be provided in the landscaped perimeter area. Runoff volumes generated on these portions of Lot 57 will be negligible due to the small areas involved and the capture of runoff from developed areas. Runoff from the hillside above the building will be intercepted on the south side of the building using a cutoff ditch and routed around the building to the west. Road drainage will be routed and collected using curb and gutter and existing stormwater inlets which will be adjusted to function with the realigned and regraded roadway.

Lot 58

A large portion of this lot, on the South and West sides of the proposed building will remain undisturbed and drainage patterns will be unchanged. The stormwater in the developed portion of the lot, including roof drainage, will be captured, routed below grade and stored with a controlled release into the TOJ stormwater system. Positive drainage away from the building will be provided in the landscaped perimeter areas immediately adjacent to the building and runoff from the hillside above the building, retaining walls and road will be routed around the development using a combination of surface and subsurface drainage improvements.

Water Supply and Distribution System

Water (domestic and fire) will be supplied to this development by the Snow King Resort Public Water System, a consecutive public water system administered by SKRMA and supplied by the TOJ water system. The system consists of duplex booster pumps located in the garage of Love Ridge Condominium Building 48, an 8" diameter water supply line running uphill to a 110,000 gallon storage tank south/above Lot 58. This system has two fire hydrants in the project vicinity that will be relocated slightly to accommodate the proposed structures and sitework.

Domestic water demand values were developed using 2018 Wyoming DEQ values based on the current building program. Those values are detailed in the Attachment C and summarized in Table 3 below.

Table 3 – Domestic Water Demand

Domestic Water Demand				
	Number of Units	Average TOTAL gpd	Maximum TOTAL gpd	Peak Hour gpm
Lot 53	33	8,750	23,800	66.1
Lot 57	27	7,750	21,080	58.6
Lot 58	12	3,625	9,860	27.4
Subtotal; this Development Plan	**72**	**20,125**	**54,740**	**152.1**
Existing Sub-Area 3	86		60,200	
Total Sub-Area 3			**114,940**	
Assumed Master Plan Sub-Area 3			127,500	

Revised for building program 16 May 2025

Water demand for domestic use was also calculated using the AWWA M22 method and estimated at 75 gpm based on fixture counts for the proposed buildings. The lower value of the M22 is likely due to the peak hour

factor used in the 2018 Wyoming DEQ method (Peak Hour 4) being above average and the irrigation demand not included in the M22 calculation. Large irrigation demand is not expected as part of this development due to limited landscaped areas.

This project reflects full buildout of Sub-Area 3 of the Master Plan; based on the Master Plan Example Development Table, approximately 127,500 gpd (maximum day) domestic water demand for residential uses was used to analyze the availability of water supply. Based on the above information, the scale of the domestic water demand impact on TOJ systems is less than was assumed in the master plan.

The fire suppression system demand was calculated utilizing Appendix B, Table B105.2 and Table 105.1(2) of the 2021 International Fire Code based on building area and Type IIB construction. All buildings will provide a full sprinkler system designed per NFPA 13.

The total water supply available from the SKRMA water system is expected to exceed the total water demanded in a scenario where fire flow is superimposed on the maximum day demand. Water supply and demand calculations are provided in Attachment D.

Wastewater Collection and Treatment Systems

Sanitary sewer will be connected to the existing Town of Jackson sewage collection lines via an extension of the existing sanitary sewer main in Upper Snow King Loop Road and eventually be treated at the TOJ Wastewater Treatment Plant in South Park. The project will extend the existing sewage collection lines approximately 250 lineal feet to a point in Upper Snow King Loop Road in front of the Lot 58 building. The service lines to each building will be the responsibility of the development for operation and maintenance. The sewer system extensions consist of an 8-inch sewer line from an existing manhole near the western property boundary of Lot 53. Each building will connect to the Sanitary sewer main adjacent to the building. Building sewer will be 6" with cleanouts within 5 feet of the building foundation. The building mechanical design plans will show the specific internal layout and location.

Wastewater generation values were developed using 2018 Wyoming DEQ values for the current building program. Those values are detailed in Attachment E and summarized in Table 4 below.

Table 4 – Wastewater Generation

Sanitary Sewer Generation				
	Number of Units	Average TOTAL gpd	Maximum TOTAL gpd	Peak Hour gpm
Lot 53	33	6,300	10,500	29.2
Lot 57	27	5,580	9,300	25.8
Lot 58	12	2,610	4,350	12.1
Subtotal; this Development Plan		**14,490**	**24,150**	**67.1**
Existing Sub-Area 3	86		38,700	
Total Sub-Area 3			**62,850**	
Assumed Master Plan Sub-Area 3			78,750	

Revised for building program 16 May 2025

This project reflects full buildout of Sub-Area 3 of the Master Plan; based on the Master Plan Example Development Table, approximately 78,750 gpd (maximum day) sanitary sewer generation for residential uses was used to analyze the capacity of the TOJ sewer system. Based on the above information, the scale of the sanitary sewer generation impact on TOJ systems is less than was assumed in the master plan and was approved by the Town at the time of Master Plan approval.

The Master Plan discusses various other offsite infrastructure improvements related to buildout of the master plan area and indicates that the Town of Jackson should coordinate with SKRMA on the necessity and timing of these improvements.

Cable Utilities and Gas

Cable utilities and natural gas connections will be coordinated with Lower Valley Energy (Electric and Gas), Century Link Communications (telephone and communication services), Charter Communications (cable television, internet, and other communications), and SilverStar Communications (fiber optic internet). There is an existing Lower Valley 3 phase switch cabinet north of the northeast corner of Lot 53 that will likely serve as the power connection for the project. Service connection pedestals for the other cable utilities, and an existing natural gas main are located along Snow King Loop Road. Utilities will be routed to the proposed building either along a proposed easement on the SKRMA parcel to the east of Lots 53 and 58 or along the Upper Snow King Loop Road. Transformers, meters and service locations are shown on the plans.

Refuse, Trash, and Recycling

Refuse, garbage, and recycling is proposed in a dedicated area within the parking garage level of each building. These areas will not be visible from the exterior of the building and will be inaccessible to wildlife.

Snow Storage

A snow storage area sized to be a minimum of 10% of the area of the plowed off-street parking will be provided for storage of the large amount of snow that can be expected at the bottom of Snow King Mountain. The area between Lots 53 and 58, with a pending snow storage easement from SKRMA, is proposed for snow storage use for all three lots. This will be coordinated with landscaping, fire hydrants, cable utility structures and considered in the design and placement of storm drainage infrastructure.

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DEVELOPMENT PLAN P24-168, 174, 175 submitted 11/8/2024
Response to Town Engineering comments dated 2/3/2025
DEVELOPMENT – Approved with CONDITIONS

Jorgensen Response to Conditions or comments provided in Blue

CONDITIONS OF APPROVAL

A. LDR 5.7.1.D.3
Review and revise the geotechnical reports and provide updated plans and reports with the Building Permit Application as necessary. The applicant is responsible for the cost of any third-party review of the geotechnical analysis.
Geotechnical report will be updated to reflect final building plans at Building Permit Submittal.

B. LDR 5.7.2.A.1
Provide signed and stamped reports from ATLAS. Update Geotechnical Reports for any changes in design or analysis.
Updated ATLAS Report provided in this submittal.

C. LDR 5.7.2.A
Prior to presenting to Town Council, provide a narrative and exhibits that show how the buildings conform to the general natural form and minimize cuts and fills. In particular, forty-foot-deep retaining walls on the south side of Lot 58 provide a significant break in the form and require a large cut without offsetting fill.

Site Design – Constraints

1. The road must extend along the length of the buildings constructed on Lots 53 and 58. Due to the height of the building on Lot 58 above the road elevation, the road width must be 26’ wide for aerial firefighting equipment use (fire department guidance)
2. A fire apparatus turnaround must be provided within 150’ of the end of the road (fire resolution).
3. Road grades on sections of roadway with a horizontal curve radius greater than 100’ may be up for 15% for no more than 200’ (Fire resolution).
4. The maximum elevation delta between the Lot 53 basement FFE and first floor FFE is 10’ (LDRs)

Site Design Logic

1. Assumptions
    a. The building site on Lot 58 will be on the east end of the lot to take advantage of the least steep slopes (minimizing cut and fill to the extent possible).
    b. The building on Lot 53 will sit no higher than the existing “Flat Spot”.
2. The location of the fire apparatus turnaround was set by:
    a. The fire access road must extend to the east end of the easternmost building on Lot 53 or 58 (approximately the east lot line).
        i. The fire apparatus turnaround must be within 150’ of the end of this road. It is proposed at 146’ from the end of the road.
        ii. It is desirable to place the turnaround as far from the end of the road as allowed; to construct the turnaround requires either an extreme cut into the hillside (for the perpendicular leg of the turnaround) or to be constructed on top of the Lot 53 first floor deck (as is proposed).
3. The lot 53 garage elevation was set at 6402’, 3-4’ below the “flat spot” Elevation to limit the perceived height of the building, which has been a major point of contention in town planning and neighbor reviews

a. This in turn made it necessary to set the fire apparatus turnaround elevation at 6412' (one floor above).

Lot 58: cut and south side well

The garage FFE was initially placed to correspond to the end of the road, thus minimizing the cut required to construct this building. Initial negative feedback from TOJ planning department (the comment that it appears the garage entrance was placed to make the building as high as possible) lead the design team to adjust this elevation downward, placing the garage entrance in the middle of the building and at a correspondingly lower elevation. This lead to a larger total cut to construct this building.

Placement of the garage FFE that near the lowest elevation location on the lot lead to several design challenges including the large cut associated with the building and the deep well on the south side of the building to allow for egress from the bedrooms. The well on the back of the building has been designed in a tiered manner to be a more natural form, however the reduction of tier height and the extension of tier width was limited by diminishing returns due to the steep slope above. It was desirable to avoid disturbing the existing forested portion of the lot above the proposed building. According to the project code consultant, MAP:

At Lot 58, each unit is permitted to have access to only one means of egress per IBC Section 1006.3.4, since they are R-2 occupancy, with occupant loads not exceeding 20 people, and the common path of egress through the stairwells does not exceed 125'-0". Because these dwelling units have access to only one exit, Section 1031 requires that all sleeping rooms be provided with at least one emergency escape and rescue opening. These window openings must open onto a public way or a yard or a court and meet minimum dimensional requirements. Additionally, bedrooms are required to have access to natural ventilation and light per IBC Chapter 12.

At Lot 58, the area on the south side of the building would be viewed as a court, as it is enclosed on at least 3 sides. Section 202 defines a court as "an open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices." Per Section 1205.3: A court that is not bounded on one end by a public way or yard must be a minimum 3' in width and 10'-0" in length. The width must be increased by 1' in width and 2' in length for each additional story above 2 stories in height. Additionally, per 1031.5.2, emergency escape and rescue openings below the adjacent grade may open into area wells, which can be equipped with permanently affixed ladder or steps. The ladder or steps shall not be obstructed by the window when it is in an open position. Ladders shall be at least 12 inches wide, 3 inches from the wall, and spaced no more than 18 inches on center; the code does not state a height limit for a ladder.

D. LDR 5.7.2.B.6

Provide details on the interceptor ditches uphill of the developments that are stable and have the capacity for runoff. Clearly define where the runoff is conveyed. For conveyance off-site, see notes on LDR 5.7.2.B.8.

Drainage swales to be provided on the southern sides of Lot 57 South Building and Lot 58 terraced retaining walls. These will convey stormwater and snowmelt around the buildings, discharging to the west of lot 57 and the west of lot 58, which is consistent with existing hillside general drainage flow paths. Swales will be designed to carry the large amount of water expected to run off the hillsides above and ends of swales will provide large cobbles to dissipate flow velocities and prevent erosion. Details to be provided with Building Permit submittal.

E. LDR 5.7.2.B.8

In the absence of a mutual grading easement between adjacent landowners, the tops and toes of cut and fill slopes shall be within the property lines of the proposal.

a. Permit drawings must show grading within the property lines or submit proposed easements with the building permit and show them on the plans, noting that they need to be executed and recorded prior to permit issuance.
b. Prior to permit approval, the easements need to be executed and recorded.
c. Where work is being completed within an existing road and easement, e.g., between Lots 57 and 58, provide a Letter of Authorization from the landowner to do the work. Show the easements clearly on the plans and cite the legal document that creates them.

Mutual grading easements have been discussed and favorably received with Snow King Mountain Resort. Grading and modification to the retaining wall along the north side of Lot 53 have been discussed with Grand View Townhouses. If an agreement cannot be reached with Grand View, construction methods have been discussed to eliminate grading/modifications beyond the Lot 53 property line. Extents of grading and areas of grading easement to be provided with Building Permit submittal.

F. LDR 5.7.2.B.4 / IBC 1807.2
Provide structural calculations and factors of safety for all retaining walls. Stability analyses must demonstrate minimum factors of safety of at least 1.50 under static conditions and 1.10 under seismic loading conditions. Walls with a separation of at least 2H (H of largest of two walls) from face of wall to face of wall should be considered as separate walls. In a terrace of retaining walls, a minimum horizontal separation of H/2 should be maintained, measured from the back of the lower wall to the face of the higher wall. Provide notes on the plans and details that require Special Inspections by the design professional in responsible charge (IBC 1704 and 1705.1.1). Provide guards as required by IBC 1807.2.5 or as needed to protect wildlife.
Structural calculations to be provided with Building Permit submittal. Some terraced walls do not adhere to H/2 separation due to steep hillsides above walls and inability to provide separation without significantly increasing overall height of walls, however lower terraced walls will be designed to account for the influence of terraces above.

G. LDR 5.7.4.B.1
For connection to the downstream storm system, determine the actual path of discharge, certify that the lines and detention areas are clear and functioning, confirm that the new connections align with the original design, and verify that capacity exists in the system.
Investigation of the existing storm system including path of discharge and pipe sizes to be undertaken in the summer of 2025. Exhibit of storm system information will be provided to the Town prior to or at the time of Building Permit submittal. Final design of storm system to consider actual configuration.

H. LDR 5.7.4.B.2.h
Provide pollution abatement treatment prior to any discharge to a stormwater or infiltration system.
Stormwater pollution abatement to be provided prior to discharge to downstream stormwater system. Final design may include abatement for each lot individually or one point of treatment for all (3) lots.

I. LDR 5.7.1.D.4
Grading Pre-Applications are required for each building prior to Building Permit submittal. If all of the necessary information is prepared for all sites and building permits will be submitted within 6 months of the meeting, then one grading pre-application meeting could be used to cover the projects.
Grading Pre-Application conference will be completed prior to Building Permit submittals.

J. LDR 7.2.2.A.1.b
Provide a striping and signage plan for the development.
To be provided with Building Permit submittal.

K. LDR 7.7.2.A/G
Show compliance with ISO, DEQ, and Fire standards for the number of hydrants and hydrants served on 6-inch lines.
To be provided with Building Permit submittal.

L. LDR 7.7.2.A
Provide a will-serve letter from Snow King Resort that clarifies the entity that owns the improvements

and the status of the water tank (e.g., when last cleaned and if the full volume of the tank is in use or if the tank is partitioned for half capacity). Ownership should coincide with the easements and parcels where the utilities are located. Unless isolated and master metered, the water and sewer need to be owned by Snow King Mountain Resort, which owns the system the development is connecting to.
To be provided with Building Permit submittal and DEQ Permit to construct submittal.

M. LDR 7.7.2.A
Provide hydraulic analysis for the development and its flows. The analysis provided was limited to volume—provide the source for the assumed water demands.
To be provided with Building Permit submittal.

N. LDR 7.7.2.G
Provide a letter from the Fire Marshal confirming that the fire supply, protection, and hydrants proposed are acceptable.
To be provided with Building Permit submittal.

O. LDR 7.7.2
Provide size and location of water meters and backflow devices for each building. Adhere to Town Standards for utility connections. Each building must have a single tap at the main, with branched domestic and fire outside of the building and an individual domestic meter for the building. Provide separate meters for irrigation. Reduced Pressure Backflow is required on domestic, irrigation, and fire systems. Locate meters and backflow as close as possible to the point of entry to the building.
To be provided with Building Permit submittal.

P. P. LDR 7.7.3
Town inspection showed that the sewer line is full of dirt and rocks. Provide a note on the plans to isolate/plug the connection to the active sewer before cleaning and inspecting the line. DO NOT DISCHARGE THE DEBRIS INTO THE ACTIVE SEWER. Depending on the line condition, the lines may need to be retested, repaired, or replaced. Provide video inspections to Town Engineering. Check the status of manholes on the access road—ensure they are open, functioning, and accessible.
To be provided with Building Permit submittal.

Q. LDR 7.7.3
Revise wastewater volumes to correspond with Town of Jackson Capacity Fee Max Day, Code 13.08.020.
To be provided with Building Permit submittal.

R. LDR 8.3.3.C.3
For each building, provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g., mail and parcel room with USPS Caller service, private mail delivery, etc.

S. IBC CHAPTER 11 / ADA ACCESSIBILITY
Provide an accessibility plan. Final design and compliance are required with the Building Permit Application, but the Development Plan needs to show feasibility. Show compliance with accessibility regulations, including but not limited to:

a. 1104.1: At least one accessible route within the site must be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.
b. 1104.2: At least one accessible route must connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
c. 1104.5: Accessible routes must coincide with or be located in the same area as a general circulation path.
d. Prioritize pedestrian access through intersections and curb cuts with elevated sidewalks adhering to ADA standards and show how drainage will be achieved.

Accessible routes are provided from the pullout on Lot 57 to Lot 57 building, note however that the road grade along this section is greater than 5% so sidewalk grade corresponds to road grade. Accessible route provided from unloading zone near Lot 53 Fire Apparatus Turnaround to buildings on Lots 53 and 58. Accessible routes provided from accessible parking stalls in all garages to elevators/units.

PROJECT SPECIFIC COMMENTS

1. LDR 7.6.3.F.1: Development should provide a reasonable connection to Snow King Drive. The Town of Jackson has an easement in the Snow King Estates development between Lots 10 and 11, which was used during construction in 2018-2019. It would be beneficial to both the Town and the Developer to maintain this alternative access in the event of emergencies or construction. The Town would like to coordinate with the developer and Snow King Mountain Resort to see if there is a feasible design that could be implemented to preserve this access.
   Providing roadway access to Snow King drive through easement is not possible while maintaining road grades that comply with Fire Resolution. See C. LDR 5.7.2.A discussion.
2. The Town standard is no longer for concrete collars on surface features in roadways. It is recommended to remove the concrete collar from manhole and water valve details. Show completion with hot or cold mix pavement.
   Revised details to be provided with Building Permit submittal.
3. Our records show that the stormwater from this development routes to Vine Drive and then out to Kelly Ave.
   Noted
4. Is it necessary to replace the entire 8" line uphill of Building 57, or can the new line tie in at the crossing of the existing near station 2+30?
   The water main on Lot 57 must be replaced because it is beneath or too close to the Lot 57 South building foundation. From roughly STA 2+30 up, the line must be replaced due to modification (lowering) of the road grade and reduction of the cover over the line.

Accounting of Master Plan Development Potential

Floor Area

	Master Plan Allowance	Existing at Master Plan Adoption	Master Plan Example & Site Plan	Development Rights Sales	Remaining Potential (Rights - Built)
Subarea 1-5	915,000	334,675	915,000	915,000	580,325
Subarea 1		135,688	331,000	255,688	120,000
Hotel		135,688	135,688	135,688	0
New		0	195,312	120,000	120,000
Subarea 2		0	244,000	250,000	250,000
Subarea 3		143,655	252,000	256,607	112,952
Love Ridge/Grand View		143,655	143,655	143,655	0
Lot 53		0	52,952	52,952	52,952
Lot 57		0	25,393	30,000	30,000
Lot 58		0	30,000	30,000	30,000
Subarea 4 & 5		55,332	88,000	152,705	97,373
One Town Hill		50,398		57,000	6,602
Snow King Mountain Resort		0		95,705	90,771
King Grill/Ticket Office		4,934			
Mountain Sports		0			
Mountain Maintenance		0			

Notes:

- The existing development numbers for the hotel and Love Ridge implied in the Master Plan by subtracting the Master Site Plan from the Example Development match the Town's GIS record of existing development on January 1, 2023.
- The allowed FARs of 0.4 for Subareas 1-5 and 0.6 for Subareas 1-4 are not applicable because the 915,000 sf total limit meets both FARs.
- The existing development was assumed to have been allocated its existing development rights even though there was no “transfer” documented.
- The One Town Hill floor area is based on the approval staff report for the Development Plan. In addition to the counted floor area, 34,112 sf of exempt parking and 4,255 sf of exempt housing are in the building.

Guests (APOs)

	Master Plan Allowance	Existing at Master Plan Adoption	Master Plan Example & Site Plan	Development Rights Sales	Remaining Potential (Rights - Built)
Subarea 1-5	2,208	832	2,208	2,208	1,376
Subarea 1		408	964	808	400
Hotel		408	408	408	0
New		0	556	400	400
Subarea 2		0	400	400	400
Subarea 3		280	700	520	240
Love Ridge/Grand View		280	280	280	0
Lot 53		0		144	144
Lot 57		0	420	50	50
Lot 58		0		46	46
Subarea 4 & 5		144	144	480	336
One Town Hill		144	144	144	
Snow King Mountain Resort		0	0	336	336
King Grill/Ticket Office		0			
Mountain Sports		0			
Mountain Maintenance		0			

Notes:

- The existing Hotel allocation is based on the 204 rooms identified as existing in the Master Plan.
- The One Town Hill allocation is based on 36 units at 4 APO per unit, consistent with the Development Plan unit count and Town building permit record.
- The 280 APO Love Ridge/Grand View allocation is based on SKRMA's accounting of existing APOs less the existing Hotel and One Town Hill allocations. It is generally consistent with the Town's GIS record of existing development on January 1, 2023.

HOUSING CALCULATORS

LOT 57 (NORTH & SOUTH COMBINED)

Housing Mitigation Plan

updated 1/8/21

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location — Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms		0	0	0.000

Existing Workforce Housing Credit 0.000

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	**Housing Required**
Short-Term Rental Unit	0.102*bedrooms	4	2557	2	**0.817**
Short-Term Rental Unit	0.102*bedrooms	3	1947	5	**1.532**
Short-Term Rental Unit	0.102*bedrooms	2	1692	15	**3.064**

Affordable Workforce Housing Required: 5.414 units

Fee-in-Lieu Amount: n/a

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

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

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

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.414	**1.414**	26%	Custom % shall be ≥ 25%
Units Affordable to Households making 80% Median Income	1.000	**1.000**	18%	Custom % shall be ≥ 19%
Units Affordable to Households making 120% Median Income	3.000	**3.000**	55%	Custom % shall be < 43%
Workforce Units	0.000	**0.000**	0%	Custom % shall be < 13%
Total	5.414	5.414	Proposed total sall be >= Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	2.414	2.000	1.000	5.414	9.745	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	**2.414**	**2.000**	**1.000**	5.414	9.600	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

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

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	**0.414**	**1.000**	**0.000**	1.414	0.606	0.606	0.202
Affordable to 80% Median Income	**1.000**	**0.000**	**0.000**	1.000	0.429	0.429	0.143
Affordable to 120% Median Income	**1.000**	**1.000**	**1.000**	3.000	1.286	1.286	0.429
Workforce Restriction	**0.000**	**0.000**	**0.000**	0.000	0.000	0.000	0.000
Total	2.414	2.000	1.000				

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

Housing Mitigation Plan

updated 1/8/21

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unlesss impractical, any housing requirement of 1 unit or greater be provided through consturction of housing. If impractical, the units my be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The intructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 80% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
3 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 50% Median Income	0.414	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	**5.414**	**Fee In-Lieu:**	**$170,783.77**

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is requried by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

LOT 53

Housing Mitigation Plan

updated 1/8/21

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location — Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms		0	0	0.000

Existing Workforce Housing Credit 0.000

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	**Housing Required**
Short-Term Rental Unit	0.102*bedrooms	4	2557	0	**0.000**
Short-Term Rental Unit	0.102*bedrooms	3	2124	7	**2.145**
Short-Term Rental Unit	0.102*bedrooms	2	1528	18	**3.677**
Short-Term Rental Unit	0.102*bedrooms	1	1500	1	**0.102**

Affordable Workforce Housing Required: 5.925 units Fee-in-Lieu Amount: n/a

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

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

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

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.925	**1.925**	32%	Custom % shall be ≥ 25%
Units Affordable to Households making 80% Median Income	1.000	**1.000**	17%	Custom % shall be ≥ 19%
Units Affordable to Households making 120% Median Income	3.000	**3.000**	51%	Custom % shall be < 43%
Workforce Units	0.000	**0.000**	0%	Custom % shall be < 13%
Total	5.925	5.925	Proposed total sall be >= Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	2.925	2.000	1.000	5.925	10.664	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	**2.925**	**2.000**	**1.000**	5.925	10.341	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

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

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	**0.925**	**1.000**	**0.000**	1.925	0.825	0.825	0.275
Affordable to 80% Median Income	**1.000**	**0.000**	**0.000**	1.000	0.429	0.429	0.143
Affordable to 120% Median Income	**1.000**	**1.000**	**1.000**	3.000	1.286	1.286	0.429
Workforce Restriction	**0.000**	**0.000**	**0.000**	0.000	0.000	0.000	0.000
Total	2.925	2.000	1.000				

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

Housing Mitigation Plan

updated 1/8/21

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unlesss impractical, any housing requirement of 1 unit or greater be provided through consturction of housing. If impractical, the units my be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The intructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 80% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
3 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 50% Median Income	0.925	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	**5.925**	**Fee In-Lieu:**	**$381,588.71**

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is requried by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

LOT 58

Housing Mitigation Plan

updated 1/8/21

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location: Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms		0	0	0.000

Existing Workforce Housing Credit: 0.000

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	**Housing Required**
Short-Term Rental Unit	0.102*bedrooms	3	1800	5	**1.532**
Short-Term Rental Unit	0.102*bedrooms	2	2100	7	**1.430**

Affordable Workforce Housing Required: 2.962 units

Fee-in-Lieu Amount: n/a

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

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

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

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.000	**1.000**	34%	Custom % shall be ≥ 25%
Units Affordable to Households making 80% Median Income	0.000	**0.000**	0%	Custom % shall be ≥ 19%
Units Affordable to Households making 120% Median Income	1.962	**1.962**	66%	Custom % shall be < 43%
Workforce Units	0.000	**0.000**	0%	Custom % shall be < 13%
Total	2.962	2.962	Proposed total sall be >= Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	1.000	1.962	0.000	2.962	5.332	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	**1.000**	**1.962**	**0.000**	2.962	5.375	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

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

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	**0.000**	**1.000**	**0.000**	1.000	0.429	0.429	0.143
Affordable to 80% Median Income	**0.000**	**0.000**	**0.000**	0.000	0.000	0.000	0.000
Affordable to 120% Median Income	**1.000**	**0.962**	**0.000**	1.962	0.841	0.841	0.280
Workforce Restriction	**0.000**	**0.000**	**0.000**	0.000	0.000	0.000	0.000
Total	1.000	1.962	0.000				

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

Housing Mitigation Plan

updated 1/8/21

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unlesss impractical, any housing requirement of 1 unit or greater be provided through consturction of housing. If impractical, the units my be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The intructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	Off-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	Off-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	0.962	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	**2.962**	**Fee In-Lieu:**	**$261,687.53**

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is requried by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

NORTHWORKS

Architectural, Civil & Landscape Plans

NORTHWORKS

Existing Site



EXISTING SITE CONTEXT


Snow King Loop Road
AERIAL PHOTO #8
AERIAL PHOTO #10
PHOTO #1
PHOTO #2
PHOTO #3
PHOTO #4
PHOTO #5
PHOTO #6
PHOTO #7
PHOTO #9
EXISTING BOULDER RETAINING WALL
EXISTING BOULDER RETAINING WALL
EXISTING SOLDIER PILE RETAINING WALL
Lot 57
Grand View Lodges, Third Addition
Plat No. 1333
0.83 Acres
Lot 53
Grand View Lodges, Second Addition
Plat No. 1236
0.79 Acres
Lot 58
Grand View Lodges, Third Addition
Plat No. 1333
1.10 Acres
GRAND VIEW PLAZA CONDOMINIUMS ADDITION PLAT 1258
LOVE RIDGE CONDOMINIUMS THIRD ADDITION PLAT 1076
LOVE RIDGE CONDOMINIUMS SIXTH ADDITION PLAT 1131
RESIDENCES LOVE RIDGE CONDOMINIUMS FOURTH ADDITION PLAT 1188
RESIDENCES LOVE RIDGE CONDOMINIUMS FOURTH ADDITION PLAT 1188
LOVE RIDGE CONDOMINIUMS FOURTH ADDITION PLAT 1091
LOVE RIDGE CONDOMINIUMS FOURTH ADDITION PLAT 1091
LOVE RIDGE CONDOMINIUMS FIFTH ADDITION PLAT 1104
LOVE RIDGE CONDOMINIUMS FIFTH ADDITION PLAT 1104
BUILDING 48 GRAND VIEW CONDOMINIUMS FIRST ADDITION PLAT 1169
BUILDING 49 GRAND VIEW CONDOMINIUMS FIRST ADDITION PLAT 1169
BUILDING 50 GRAND VIEW CONDOMINIUMS SECOND ADDITION PLAT 1180
BUILDING 51 GRAND VIEW CONDOMINIUMS SECOND ADDITION PLAT 1180
BUILDING 52 GRAND VIEW CONDOMINIUMS SECOND ADDITION PLAT 1180
15.0' WIDE GAS DISTRIBUTION EASEMENT 900P728
ROAD & UTILITY EASEMENT PLAT 1236 & PLAT 1333
ROAD & UTILITY EASEMENT PLAT 1236
LOT 59, GRAND VIEW LODGES, THIRD ADDITION PLAT 1333
NOTE: APPROXIMATE CENTERLINE OF SNOW KING ROLLER COASTER BASED ON AERIAL IMAGERY
NOTE: WATER MAIN LOCATION BASED ON DESIGN DATA PROVIDED BY OTHERS
[S89°50'21"E] [174.46']
[N89°48'27"E] [128.60']
[N89°23'49"E] [128.50']
[N87°32'20"E] [126.47']
[N89°40'54"E 126.48']
[N85°24'10"E 102.80']
[N89°23'49"E] [102.80']
[N13°07'17"E] [39.52']
[S89°52'42"E] [12.00']
[N87°32'20"W] [124.42']
[S00°07'44"E 93.08']
[S00°47'57"E] [92.98']
[N00°07'44"W 92.08']
[N00°07'57"E] [92.23']
[S78°54'20"E 240.94']
[S78°23'29"E] [241.90']
[S41°44'58"E 12.18']
[S41°51'10"E] [12.30']
[N53°39'49"W 50.48']
[N54°35'09"W] [50.23']
[S12°23'56"E 39.38']
[S12°23'56"E] [39.42']
[N00°07'44"W 90.00']
[N00°07'57"E] [90.00']
[S00°07'44"E 90.00']
[S00°07'57"W] [90.00


1


2


3


4


5


6


7

SITE PHOTOS









SITE PHOTOS

1. SNOW KING MOUNTAIN RESORT BASE



2. LOVE RIDGE CONDOMINIUMS



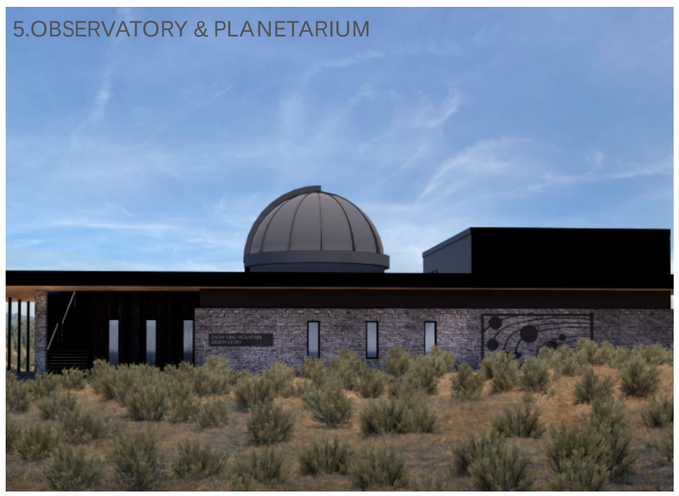
3. ONE TOWN HILL



4. SUMMIT RESTAURANT



5.OBSERVATORY & PLANETARIUM



SURROUNDING CONTEXT

1. Sloped shed roofs, exposed structure on overhangs, modern chimney form, vertical wood siding & “punched” windows

2. Varied siding materials including stone near base and wood siding higher on facade, exposed structure, gabled roof forms and chimney

3. Gabled roof forms, varied siding materials (light and dark), overhangs at base level, dark/metal balconies

4. Flat roof, large overhang, “punched” windows

5. Flat roof, large overhang, varied facade materials including stone and dark wood/metal panels











SURROUNDING CONTEXT

1, 2, 3. Horizontal brown wood siding, green trim windows, gabled roofs, chimneys, garages separate from units

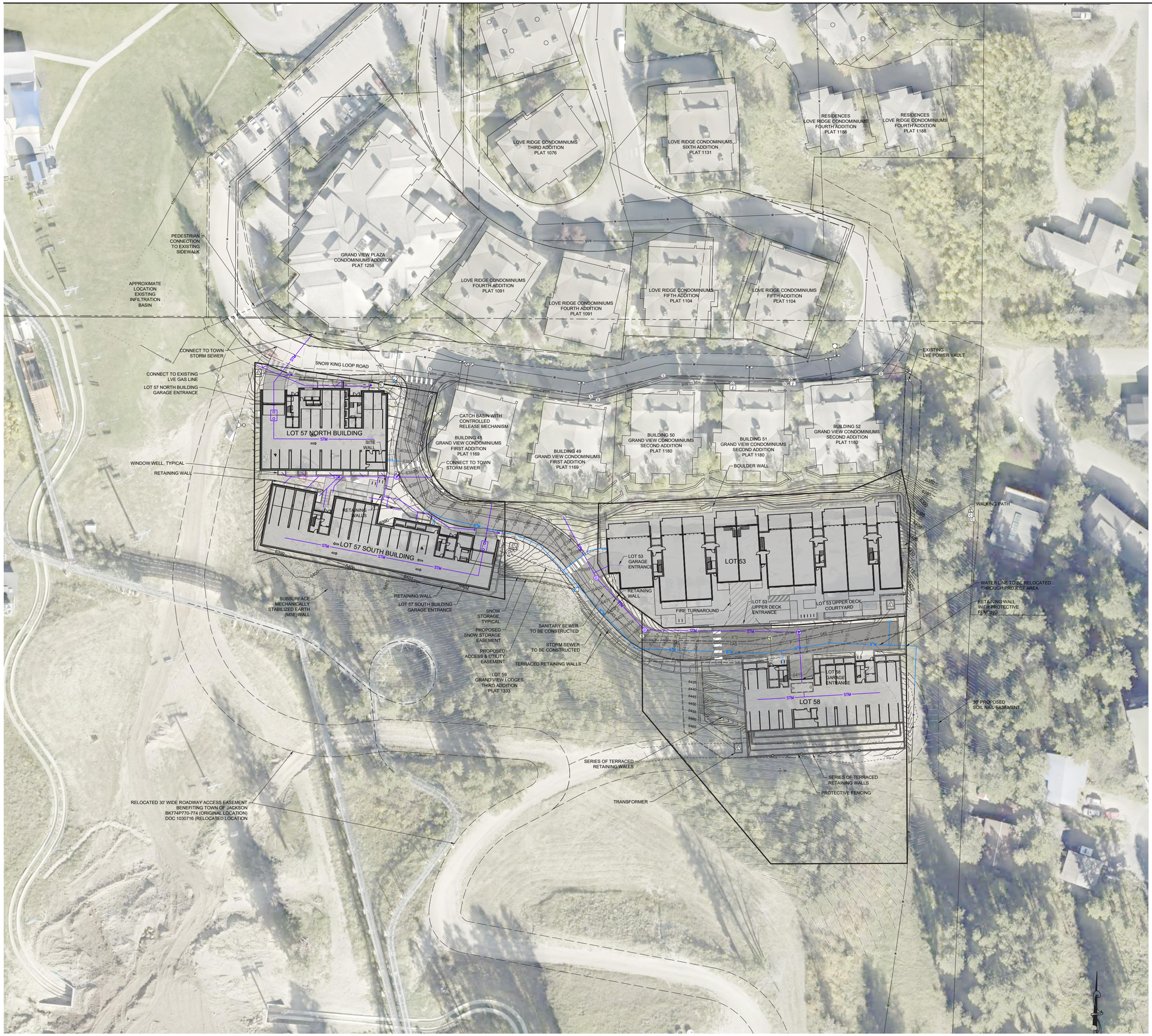
4, 5. Large and varied angled roofs, vertical wood siding, exterior rhythm of balconies with slatted wood railings & vertical wood posts, horizontal bands of windows

NORTHWORKS

Proposed Design Overview



PROPOSED OVERALL SITE PLAN



GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
2. EXISTING BASE MAPPING WAS PERFORMED BY JORGENSEN ASSOCIATES, INC.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
4. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS REESTABLISHED IN DISTURBED AREAS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
6. BURIED UTILITIES
   - 6.1. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
   - 6.2. CONTRACTOR SHALL COORDINATE WITH THE PROJECT REPRESENTATIVE TO LOCATE AND AVOID DAMAGE TO ANY FUEL PUMPING FACILITIES, IRRIGATION FACILITIES, WATER UTILITIES, AND STATE MONITORING WELLS AND PIPING.
   - 6.3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.
   - 6.4. CONTRACTOR SHALL NOTIFY WYOMING ONE CALL, 1-800-348-1030, A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION FOR UTILITY LOCATES.
7. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
8. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
9. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
10. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCKS NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
11. CRUSHED GRAVEL BASE COURSE MATERIAL SHALL BE GRADING H. BASE COURSE SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
12. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDED AS SOON AS PRACTICAL IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
13. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
14. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
18. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

WATER AND SEWER UTILITY NOTES

1. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS AND THE TOWN OF JACKSON STANDARDS FOR CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT PHONE NUMBER (307) 733-3079, PRIOR TO START OF CONSTRUCTION AND PRIOR TO EACH WATER AND SEWER TEST.
3. CONTRACTOR SHALL MAINTAIN WATER AND SEWER SLOPES CONSISTENT WITH THE PLANS. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.
4. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY TO NON-TRAVELED AREAS. SEE SPECIFICATION WPWSS 02225.
5. CONTINUOUS RIGID TYPE B PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, UNDER ALL TRAVELED AREAS AND AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR SEWER FORCE MAINS, WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
6. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
7. WATER SERVICE LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE, OR APPROVED EQUAL. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON, CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY FOR ALL WATER LINES SHALL BE 7'.
8. SANITARY SEWER LINES AND FITTINGS SHALL BE SCHEDULE 40 PVC AND CONFORM TO ASTM D-3034, OR APPROVED EQUAL.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- SNOWMELTED HARDSCAPE
- RETAINING WALL
- 8"W — 8" WATER
- 6"W — 6" WATER
- W — WATER SERVICE
- 8"S — 8" SEWER
- S — SEWER SERVICE
- STM — STORMWATER
- GAS — GAS
- P — POWER
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- STORMWATER MANHOLE
- STORM INLET
- TRANSFORMER
- ELECTRIC VAULT

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 36x48 PRINTS

PROPOSED SITE PLAN - CIVIL

NORTHWORKS
185 E. Hansen Avenue
T 307-201-5324
Jackson, Wyoming 83001
www.nwks.com

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION
3	2025-04-28	DEVELOPMENT PLAN REVISION 2
4	2025-06-27	DEVELOPMENT PLAN REVISION 3

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number
C1.0

Drawing Name
PROPOSED OVERVIEW

AREA & UNIT MIX OVERVIEW

SITE	FAR SUBTOTAL (SF)	GROSS AREA SUBTOTAL (SF)	# 1 BEDS	# 2 BEDS	# 3 BEDS	# 4 BEDS	MARKET UNIT COUNT
LOT 57 NORTH	18,125	31,509	0	10	0	0	10
LOT 57 SOUTH	24,583	36,812	0	5	5	2	12
LOT 53	42,314	71,705	1	18	7	0	26
LOT 58	24,905	34,849	0	7	5	0	12
	109,927	**174,875**	**1**	**40**	**17**	**2**	**60**
	TOTAL FAR AREA	TOTAL GROSS AREA	1-BEDS	2-BEDS	3-BEDS	4-BEDS	MARKET UNITS
			2%	67%	28%	3%	

REQ. # OF AFF. UNITS	AFF. 1-BEDS		AFF. 2-BEDS		AFF. 3-BEDS		TOTAL AFF. UNITS	
	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED
5.414	2	**2**	2	**1**	1	**1**	5	**4**
		0		**1**		**0**		**1**
PHASE 1: LOT 57	2	**2**	2	**2**	1	**1**	5	**5**
		AFF. 1-BEDS **OK**		AFF. 2-BEDS **OK**		AFF. 3-BEDS **OK**	TOTAL REQ.	TOTAL AFF. **OK**
5.822	2	**3**	2	**3**	1	**1**	5	**7**
2.962	1	**0**	1	**0**	0	**0**	2	**0**
PHASE 2: LOTS 53 & 58	3	**3**	3	**3**	1	**1**	7	**7**
		AFF. 1-BEDS **OK**		AFF. 2-BEDS **OK**		AFF. 3-BEDS **OK**	TOTAL REQ.	TOTAL AFF. **OK**
	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED
ALL LOTS TOTAL	5	**5**	5	**5**	2	**2**	12	**12**
		AFF. 1-BEDS **OK**		AFF. 2-BEDS **OK**		AFF. 3-BEDS **OK**	TOTAL REQ.	TOTAL AFF. **OK**

MAX. SHORT TERM	**112,952**
OVER/UNDER	*-3,025*
	UNDER

PARKING COUNTS

SITE	TOTAL REQUIRED PARKING	PARKING PROVIDED	PARKING PROV. INCL. TANDEM
LOT 57 NORTH	14	**15**	**19**
LOT 57 SOUTH	13	**14**	**22**
LOT 53	33	**42**	**57**
LOT 58	12	**19**	**19**
	72	**90**	**117**
	REQ.	PROVIDED	PROVIDED INCL. TANDEM

TOTAL # BEDROOMS	REQ. BIKE PARKING	REQ. BIKES, SHORT-TERM (25% x .75/bed)	REQ. BIKES, LONG-TERM (75% x .75/bed)	NOTES
27	21	6	15	EVSE spaces: 6 capable + 1 installed. Short-term bike parking at outdoor spaces; long-term located in garages.
35	27	7	20	EVSE spaces: 7 capable + 1 installed.
70	53	14	39	EVSE spaces: 17 capable + 3 installed.
29	22	6	16	EVSE spaces: 6 capable + 1 installed.

OVERALL UNIT MIX SUMMARY

FAR Area Legend

- Market 2-Bedroom
- Market 3-Bedroom
- Market 4-Bedroom
- Market Circulation Stair/Elev
- Market Circulation Corridor
- Market Circulation N/A
- Affordable Studio
- Affordable 1-Bedroom
- Affordable 2-Bedroom
- Affordable 3-Bedroom
- Mechanical
- Parking

LOT 57 NORTH - FAR AREA

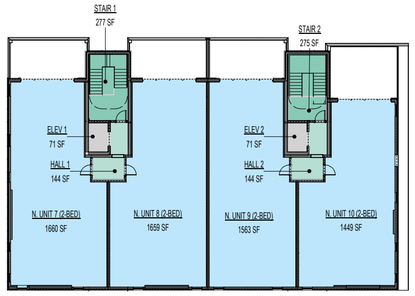
AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market 2-Bedroom	N. UNIT 10 (2-BED)	1,449 SF
Market 2-Bedroom	N. UNIT 9 (2-BED)	1,563 SF
Market 2-Bedroom	N. UNIT 8 (2-BED)	1,659 SF
Market 2-Bedroom	N. UNIT 7 (2-BED)	1,660 SF
Market Circulation Corridor	HALL 2	144 SF
Market Circulation Corridor	HALL 1	144 SF
Market Circulation Stair/Elev	STAIR 2	275 SF
Market Circulation Stair/Elev	STAIR 1	277 SF
		7,171 SF
T.O. LEVEL 2 SLAB		
Market 2-Bedroom	N. UNIT 6 (2-BED)	1,522 SF
Market 2-Bedroom	N. UNIT 5 (2-BED)	1,660 SF
Market 2-Bedroom	N. UNIT 4 (2-BED)	1,659 SF
Market 2-Bedroom	N. UNIT 3 (2-BED)	1,660 SF
Market Circulation Corridor	N. HALL 2	144 SF
Market Circulation Corridor	N. HALL 1	144 SF
		6,789 SF
T.O. LEVEL 1 SLAB		
Market 2-Bedroom	N. UNIT 2 (2-BED)	1,659 SF
Market 2-Bedroom	N. UNIT 1 (2-BED)	1,660 SF
Market Circulation Corridor	N. HALL 1	144 SF
Market Circulation Stair/Elev	N. STAIR 2	283 SF
Market Circulation Stair/Elev	N. STAIR 1	277 SF
Market Circulation Stair/Elev	N. ELEV 2	71 SF
Market Circulation Stair/Elev	N. ELEV 1	71 SF
		4,165 SF
TOTAL FAR AREA		18,125 SF

LOT 57 NORTH - NOT COUNTED IN FAR

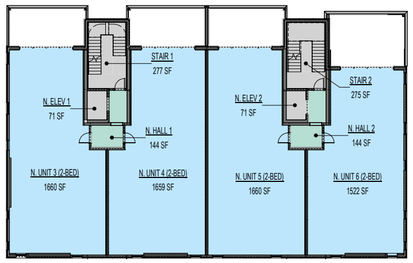
AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market Circulation N/A	ELEV 1	71 SF
Market Circulation N/A	ELEV 2	71 SF
		142 SF
T.O. LEVEL 2 SLAB		
Market Circulation N/A	N. ELEV 1	71 SF
Market Circulation N/A	N. ELEV 2	71 SF
Market Circulation N/A	STAIR 1	277 SF
Market Circulation N/A	STAIR 2	275 SF
		694 SF
T.O. LEVEL 1 SLAB		
Affordable 1-Bedroom	AFF. UNIT 3	787 SF
Affordable 1-Bedroom	AFF. UNIT 4	800 SF
Affordable 2-Bedroom	AFF. UNIT 1	853 SF
Affordable 3-Bedroom	AFF. UNIT 2	1,317 SF
Market Circulation N/A	AFF. HALL	211 SF
		3,968 SF
T.O. BASEMENT SLAB		
Market Circulation N/A	N. CIRCULATION 1	413 SF
Market Circulation N/A	N. CIRCULATION 2	413 SF
Mechanical	N. MECH	371 SF
Mechanical	N. TRASH	215 SF
Parking	N. PARKING	7,168 SF
		8,580 SF
TOTAL AREA NOT COUNTED TOWARD FAR		13,384 SF

LOT 57 NORTH - GROSS AREA TOTALS

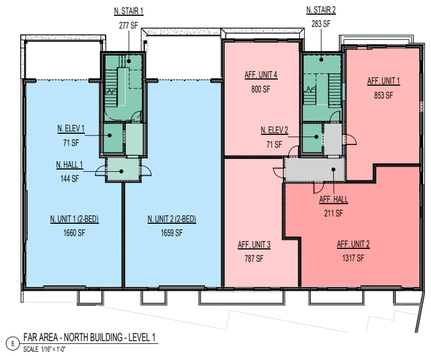
LEVEL	AREA TOTALS BY FLOOR
T.O. LEVEL 3 SLAB	7,313 SF
T.O. LEVEL 2 SLAB	7,483 SF
T.O. LEVEL 1 SLAB	8,133 SF
T.O. BASEMENT SLAB	8,580 SF
TOTAL AREA	31,509 SF



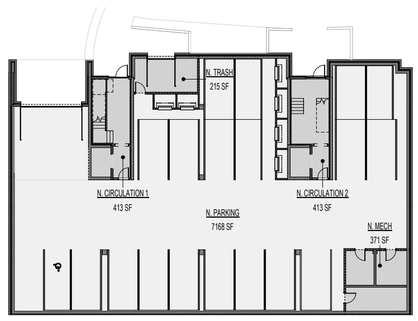
8 FAR AREA - NORTH BUILDING - LEVEL 3
SCALE: 1/16" = 1'-0"



7 FAR AREA - NORTH BUILDING - LEVEL 2
SCALE: 1/16" = 1'-0"



6 FAR AREA - NORTH BUILDING - LEVEL 1
SCALE: 1/16" = 1'-0"



5 FAR AREA - NORTH BUILDING - BASEMENT
SCALE: 1/16" = 1'-0"

FAR Area Legend

- Market 2-Bedroom
- Market 3-Bedroom
- Market 4-Bedroom
- Market Circulation Stair/Elev
- Market Circulation Corridor
- Market Circulation N/A
- Affordable Studio
- Affordable 1-Bedroom
- Affordable 2-Bedroom
- Affordable 3-Bedroom
- Mechanical
- Parking

LOT 57 SOUTH - FAR AREA

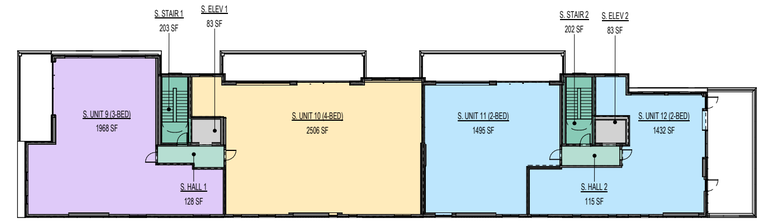
AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market 2-Bedroom	S. UNIT 12 (2-BED)	1,432 SF
Market 2-Bedroom	S. UNIT 11 (2-BED)	1,495 SF
Market 4-Bedroom	S. UNIT 10 (4-BED)	2,506 SF
Market 2-Bedroom	S. UNIT 9 (3-BED)	1,968 SF
Market Circulation Stair/Elev	S. STAIR 2	202 SF
Market Circulation Stair/Elev	S. STAIR 1	203 SF
Market Circulation Corridor	S. HALL 2	115 SF
Market Circulation Corridor	S. HALL 1	128 SF
		8,049 SF
T.O. LEVEL 2 SLAB		
Market 3-Bedroom	S. UNIT 8 (3-BED)	1,866 SF
Market 2-Bedroom	S. UNIT 7 (2-BED)	1,648 SF
Market 4-Bedroom	S. UNIT 6 (4-BED)	2,506 SF
Market 3-Bedroom	S. UNIT 5 (3-BED)	2,055 SF
Market Circulation Corridor	S. HALL 2	118 SF
Market Circulation Corridor	S. HALL 1	128 SF
		8,321 SF
T.O. LEVEL 1 SLAB		
Market 3-Bedroom	S. UNIT 4 (3-BED)	1,860 SF
Market 2-Bedroom	S. UNIT 3 (2-BED)	1,648 SF
Market 2-Bedroom	S. UNIT 2 (2-BED)	1,820 SF
Market 3-Bedroom	S. UNIT 1 (3-BED)	2,023 SF
Market Circulation Stair/Elev	S. STAIR 2	202 SF
Market Circulation Stair/Elev	S. STAIR 1	203 SF
Market Circulation Corridor	S. HALL 2	125 SF
Market Circulation Corridor	S. HALL 1	166 SF
Market Circulation Stair/Elev	S. ELEV 2	83 SF
Market Circulation Stair/Elev	S. ELEV 1	83 SF
		8,210 SF
TOTAL FAR AREA		24,583 SF

LOT 57 SOUTH - NOT COUNTED IN FAR

AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market Circulation N/A	S. ELEV 1	83 SF
Market Circulation N/A	S. ELEV 2	83 SF
		166 SF
T.O. LEVEL 2 SLAB		
Market Circulation N/A	S. ELEV 1	83 SF
Market Circulation N/A	S. ELEV 2	83 SF
Market Circulation N/A	S. STAIR 1	203 SF
Market Circulation N/A	S. STAIR 2	202 SF
		571 SF
T.O. LEVEL 1 SLAB		
Affordable 2-Bedroom	AFF. UNIT 5 (2-BED)	681 SF
		681 SF
T.O. BASEMENT SLAB		
Market Circulation N/A	S. CIRCULATION 1	398 SF
Market Circulation N/A	S. CIRCULATION 2	398 SF
Mechanical	TRASH / MECH	367 SF
Parking	S. PARKING	9,648 SF
		10,811 SF
TOTAL AREA NOT COUNTED TOWARD FAR		12,229 SF

LOT 57 SOUTH - GROSS AREA TOTALS

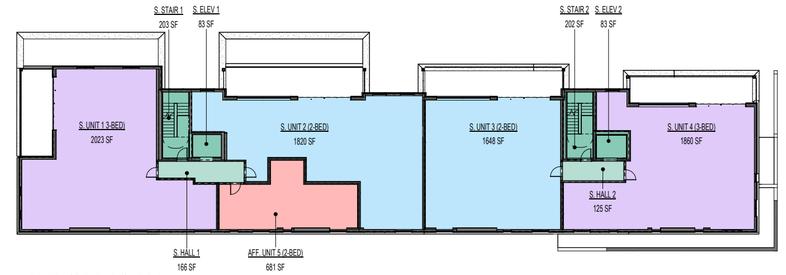
LEVEL	AREA TOTALS BY FLOOR
T.O. LEVEL 3 SLAB	8,210 SF
T.O. LEVEL 2 SLAB	8,892 SF
T.O. LEVEL 1 SLAB	8,894 SF
T.O. BASEMENT SLAB	10,811 SF
TOTAL AREA	36,812 SF



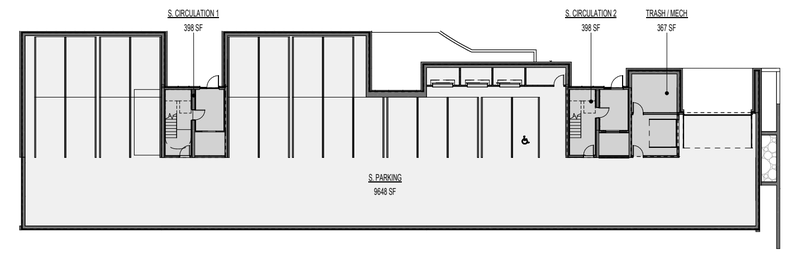
4 FAR AREA - SOUTH BUILDING - LEVEL 3
SCALE: 1/16" = 1'-0"



3 FAR AREA - SOUTH BUILDING - LEVEL 2
SCALE: 1/16" = 1'-0"



2 FAR AREA - SOUTH BUILDING - LEVEL 1
SCALE: 1/16" = 1'-0"



1 FAR AREA - SOUTH BUILDING - GARAGE
SCALE: 1/16" = 1'-0"

0 8 16 32 64

UNIT MIX & F.A.R. AREAS – LOT 57

LOT 53 - FAR AREA SCHEDULE

AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market 2-Bedroom	UNIT 26 (2-BED)	1,271 SF
Market 2-Bedroom	UNIT 25 (2-BED)	1,371 SF
Market 2-Bedroom	UNIT 24 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 23 (3-BED)	2,433 SF
Market 3-Bedroom	UNIT 22 (3-BED)	2,302 SF
Market 2-Bedroom	UNIT 21 (2-BED)	1,365 SF
Market 2-Bedroom	UNIT 20 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 19 (3-BED)	1,269 SF
Market Circulation Stair	STAIR 5	235 SF
Market Circulation Stair	STAIR 4	235 SF
Market Circulation Stair	STAIR 2	232 SF
Market Circulation Stair	STAIR 1	235 SF
Market Circulation Corridor	HALL 5	65 SF
Market Circulation Corridor	HALL 4	65 SF
Market Circulation Corridor	HALL 2	64 SF
Market Circulation Corridor	HALL 1	65 SF
		13,925 SF
LEVEL 2		
Market 2-Bedroom	UNIT 18 (2-BED)	1,277 SF
Market 2-Bedroom	UNIT 17 (2-BED)	1,371 SF
Market 2-Bedroom	UNIT 16 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 15 (3-BED)	2,434 SF
Market 3-Bedroom	UNIT 14 (3-BED)	2,296 SF
Market 2-Bedroom	UNIT 13 (2-BED)	1,365 SF
Market 2-Bedroom	UNIT 12 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 11 (3-BED)	1,823 SF
Market Circulation Corridor	HALL 5	65 SF
Market Circulation Corridor	HALL 4	65 SF
Market Circulation Corridor	HALL 2	65 SF
Market Circulation Corridor	HALL 1	65 SF
		13,544 SF
LEVEL 1		
Market 2-Bedroom	UNIT 10 (2-BED)	1,276 SF
Market 2-Bedroom	UNIT 9 (2-BED)	1,371 SF
Market 2-Bedroom	UNIT 8 (2-BED)	1,365 SF
Market 1-Bedroom	UNIT 7 (1-BED+DEN)	1,116 SF
Market 2-Bedroom	UNIT 6 (2-BED)	1,428 SF
Market 2-Bedroom	UNIT 5 (2-BED)	1,078 SF
Market 2-Bedroom	UNIT 4 (2-BED)	1,067 SF
Market 2-Bedroom	UNIT 3 (2-BED)	1,365 SF
Market 2-Bedroom	UNIT 2 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 1 (3-BED)	1,823 SF
Market Circulation Stair	STAIR 5	235 SF
Market Circulation Stair	STAIR 4	232 SF
Market Circulation Stair	STAIR 2	235 SF
Market Circulation Stair	STAIR 1	235 SF
Market Circulation Corridor	HALL 5	65 SF
Market Circulation Corridor	HALL 4	64 SF
Market Circulation Corridor	HALL 3	81 SF
Market Circulation Corridor	HALL 2	65 SF
Market Circulation Corridor	HALL 1	65 SF
Market Circulation Elevator	ELEV 5	83 SF
Market Circulation Elevator	ELEV 4	81 SF
Market Circulation Elevator	ELEV 2	78 SF
Market Circulation Elevator	ELEV 1	78 SF
		14,845 SF
TOTAL FAR AREA		42,314 SF

LOT 53 - NOT COUNTED TOWARD FAR AREA

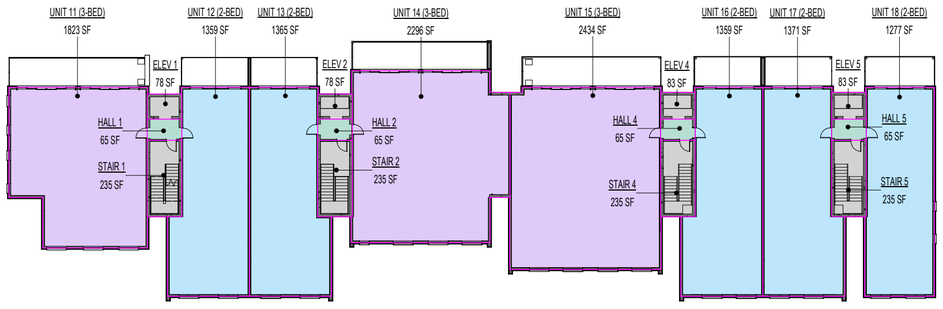
AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market Circulation N/A	ELEV 1	78 SF
Market Circulation N/A	ELEV 2	76 SF
Market Circulation N/A	ELEV 4	78 SF
Market Circulation N/A	ELEV 5	83 SF
		315 SF
LEVEL 2		
Market Circulation N/A	ELEV 1	78 SF
Market Circulation N/A	ELEV 2	78 SF
Market Circulation N/A	ELEV 4	83 SF
Market Circulation N/A	ELEV 5	83 SF
Market Circulation N/A	STAIR 1	235 SF
Market Circulation N/A	STAIR 2	235 SF
Market Circulation N/A	STAIR 4	235 SF
Market Circulation N/A	STAIR 5	235 SF
		1,262 SF
BASEMENT		
Affordable 1-Bedroom	AFF. UNIT 3 (1-BED)	530 SF
Affordable 1-Bedroom	AFF. UNIT 6 (1-BED)	527 SF
Affordable 1-Bedroom	AFF. UNIT 7 (STUDIO)	490 SF
Affordable 2-Bedroom	AFF. UNIT 1 (2-BED)	832 SF
Affordable 2-Bedroom	AFF. UNIT 2 (2-BED)	817 SF
Affordable 2-Bedroom	AFF. UNIT 5 (2-BED)	706 SF
Affordable 3-Bedroom	AFF. UNIT 4 (3-BED)	1,004 SF
Market 2-Bedroom non-FAR	UNIT 4 (2-BED)	508 SF
Market 2-Bedroom non-FAR	UNIT 5 (2-BED)	553 SF
Market Circulation N/A	ELEV 1	73 SF
Market Circulation N/A	ELEV 2	73 SF
Market Circulation N/A	ELEV 4	75 SF
Market Circulation N/A	ELEV 5	83 SF
Market Circulation N/A	HALL 1	404 SF
Market Circulation N/A	HALL 2	149 SF
Market Circulation N/A	HALL 4	215 SF
Market Circulation N/A	HALL 5	170 SF
Market Circulation N/A	STAIR 1	210 SF
Market Circulation N/A	STAIR 2	206 SF
Market Circulation N/A	STAIR 3	133 SF
Market Circulation N/A	STAIR 4	210 SF
Market Circulation N/A	STAIR 5	210 SF
Mechanical	MECH	443 SF
Parking	PARKING	19,193 SF
		27,814 SF
TOTAL AREA NOT COUNTED TOWARD FAR		29,391 SF

LOT 53 - AREA TOTALS

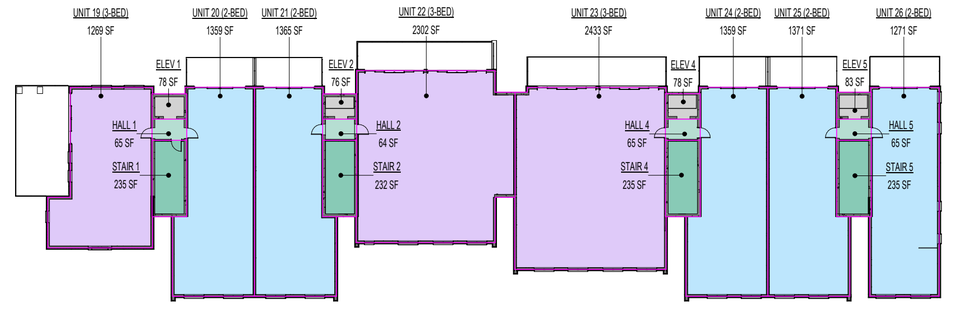
LEVEL	AREA TOTALS BY FLOOR
LEVEL 3	14,240 SF
LEVEL 2	14,806 SF
LEVEL 1	14,845 SF
BASEMENT	27,814 SF
TOTAL AREA	71,705 SF

FAR Area Legend

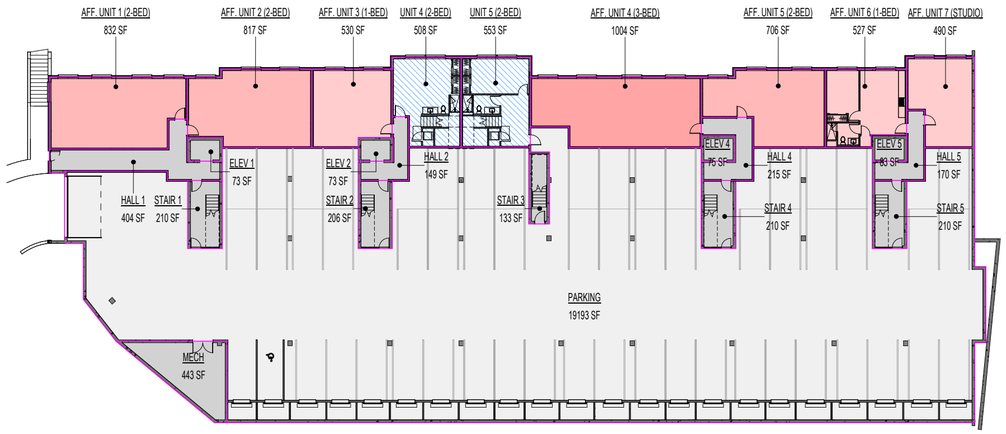
- Market 2-Bedroom
- Market 2-Bedroom non-FAR
- Market 3-Bedroom
- Affordable Studio
- Affordable 1-Bedroom
- Market 1-Bedroom
- Affordable 2-Bedroom
- Affordable 3-Bedroom
- Market Circulation Elevator
- Market Circulation Corridor
- Market Circulation Stair
- Market Circulation N/A
- Mechanical
- Parking



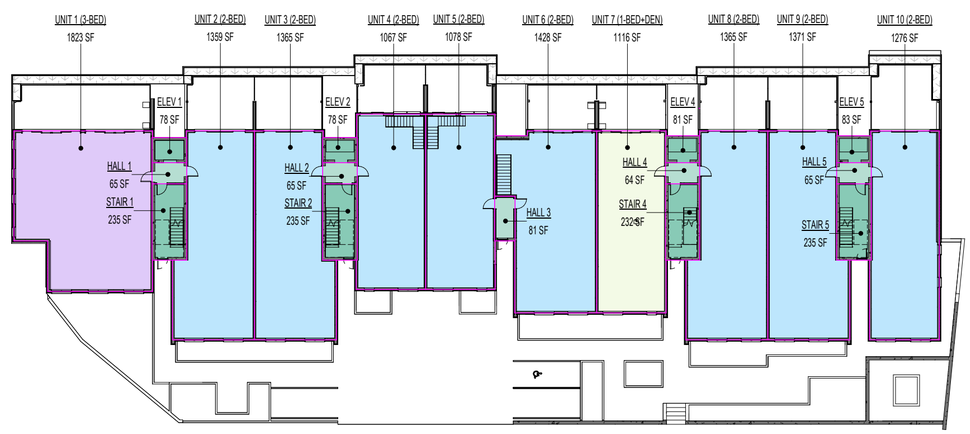
3 LOT 53 - FAR AREA PLAN - 2ND FLOOR
SCALE 1" = 20'-0"



4 LOT 53 - FAR AREA PLAN - 3RD FLOOR
SCALE 1" = 20'-0"



2 LOT 53 - FAR AREA PLAN - BASEMENT
SCALE 1" = 20'-0"



1 LOT 53 - FAR AREA PLAN - 1ST FLOOR
SCALE 1" = 20'-0"

0 10 20 40 80

UNIT MIX & F.A.R. AREAS – LOT 53

LOT 58 - FAR AREA SCHEDULE

AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market 3-Bedroom	UNIT 12 (3-BED)	2,086 SF
Market 2-Bedroom	UNIT 11 (2-BED)	1,790 SF
Market 2-Bedroom	UNIT 10 (2-BED)	1,790 SF
Market 3-Bedroom	UNIT 9 (3-BED)	2,086 SF
Market Circulation Stair	STAIR 2	197 SF
Market Circulation Stair	STAIR 1	197 SF
Market Circulation Corridor	HALL 2	116 SF
Market Circulation Corridor	HALL 1	116 SF
		8,378 SF
LEVEL 2		
Market 3-Bedroom	UNIT 8 (3-BED)	2,086 SF
Market 2-Bedroom	UNIT 7 (2-BED)	1,790 SF
Market 2-Bedroom	UNIT 6 (2-BED)	1,790 SF
Market 3-Bedroom	UNIT 5 (3-BED)	2,086 SF
Market Circulation Corridor	HALL 2	116 SF
Market Circulation Corridor	HALL 1	116 SF
		7,984 SF
LEVEL 1		
Market 2-Bedroom	UNIT 4 (2-BED)	2,087 SF
Market 2-Bedroom	UNIT 3 (2-BED)	1,790 SF
Market 2-Bedroom	UNIT 2 (2-BED)	1,790 SF
Market 3-Bedroom	UNIT 1 (3-BED)	2,086 SF
Market Circulation Stair	STAIR 2	197 SF
Market Circulation Stair	STAIR 1	197 SF
Market Circulation Corridor	HALL 2	116 SF
Market Circulation Corridor	HALL 1	116 SF
Market Circulation Elevator	ELEV 1	82 SF
Market Circulation Elevator	ELEV 1	82 SF
		8,543 SF
TOTAL FAR AREA		24,905 SF

LOT 58 - NOT COUNTED TOWARD FAR AREA

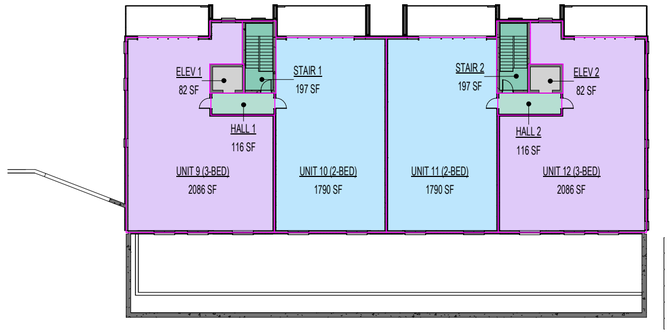
AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market Circulation N/A	ELEV 1	82 SF
Market Circulation N/A	ELEV 2	82 SF
		164 SF
LEVEL 2		
Market Circulation N/A	ELEV 1	82 SF
Market Circulation N/A	ELEV 2	82 SF
Market Circulation N/A	STAIR 1	197 SF
Market Circulation N/A	STAIR 2	197 SF
		558 SF
BASEMENT		
Market Circulation N/A	ELEV 1	77 SF
Market Circulation N/A	ELEV 2	77 SF
Market Circulation N/A	HALL 1	129 SF
Market Circulation N/A	HALL 2	129 SF
Market Circulation N/A	STAIR 1	196 SF
Market Circulation N/A	STAIR 2	196 SF
Mechanical	MECH	207 SF
Mechanical	TRASH	167 SF
Parking	PARKING GARAGE	8,044 SF
		9,222 SF
TOTAL AREA NOT COUNTED TOWARD FAR		9,944 SF

LOT 58 - AREA TOTALS

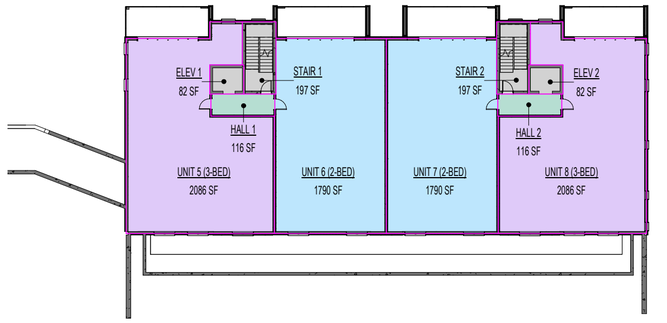
LEVEL	AREA TOTALS BY FLOOR
LEVEL 3	8,542 SF
LEVEL 2	8,542 SF
LEVEL 1	8,543 SF
BASEMENT	9,222 SF
TOTAL AREA	34,849 SF

FAR Area Legend

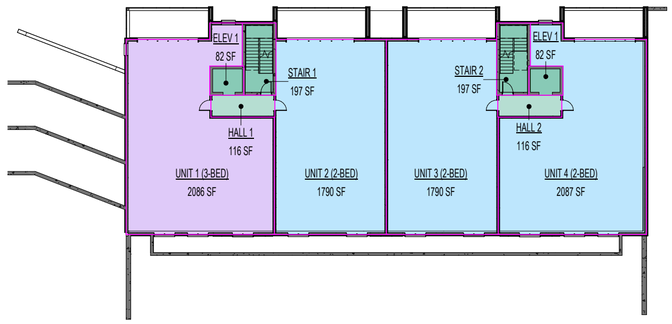
- Market 1-Bedroom
- Market 2-Bedroom
- Market 3-Bedroom
- Market Circulation Elevator
- Market Circulation Corridor
- Market Circulation Stair
- Market Circulation N/A
- Mechanical
- Parking



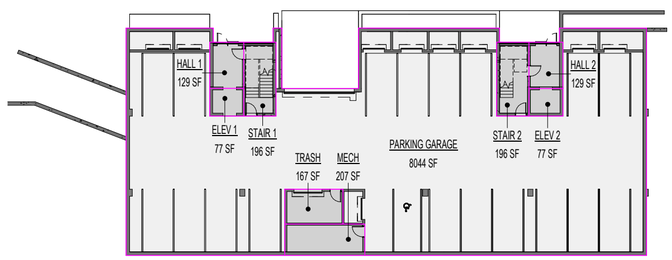
4 LOT 58 - FAR AREA PLAN - 3RD FLOOR
SCALE 1" = 20'-0"



3 LOT 58 - FAR AREA PLAN - 2ND FLOOR
SCALE 1" = 20'-0"



1 LOT 58 - FAR AREA PLAN - 1ST FLOOR
SCALE 1" = 20'-0"



2 LOT 58 - FAR AREA PLAN - BASEMENT
SCALE 1" = 20'-0"

0 10 20 40 80

UNIT MIX & F.A.R. AREAS – LOT 58

NORTHWORKS

Overall Renderings









BLACK METAL WALL AND
ROOF CLADDING

WOOD SIDING
BUILDING WALL CLADDING

SILVERTIP LIMESTONE
BUILDING WALL CLADDING

BOARD FORM CONCRETE
SITE RETAINING WALLS



MATERIAL PALETTE





FULL SITE AERIAL - WINTER





FULL SITE AERIAL - SUMMER





LOT 57 NORTH – RENDERED ELEVATION





GRAND VIEW CONDOS & LOT 57 NORTH BUILDING





LOVE RIDGE CONDOS & LOT 57 NORTH BUILDING





LOT 57 NORTH BUILDING & GRAND VIEW CONDOS





LOT 57 SOUTH RENDERED ELEVATION



LOT 57 NORTHEAST CORNER





LOT 57 COURTYARD





LOT 57 SOUTH BUILDING & GRAND VIEW CONDOS





LOT 57 SOUTH BUILDING & GRAND VIEW CONDOS





VIEW OF LOT 57 SOUTH & GRAND VIEW CONDOS FROM THE ROAD





LOT 53 APPROACH





LOT 53 RENDERED ELEVATION





LOT 53 MAIN ENTRY & VEHICULAR DROPOFF





LOT 53 NORTH PATH AT LOVE RIDGE CONDOS



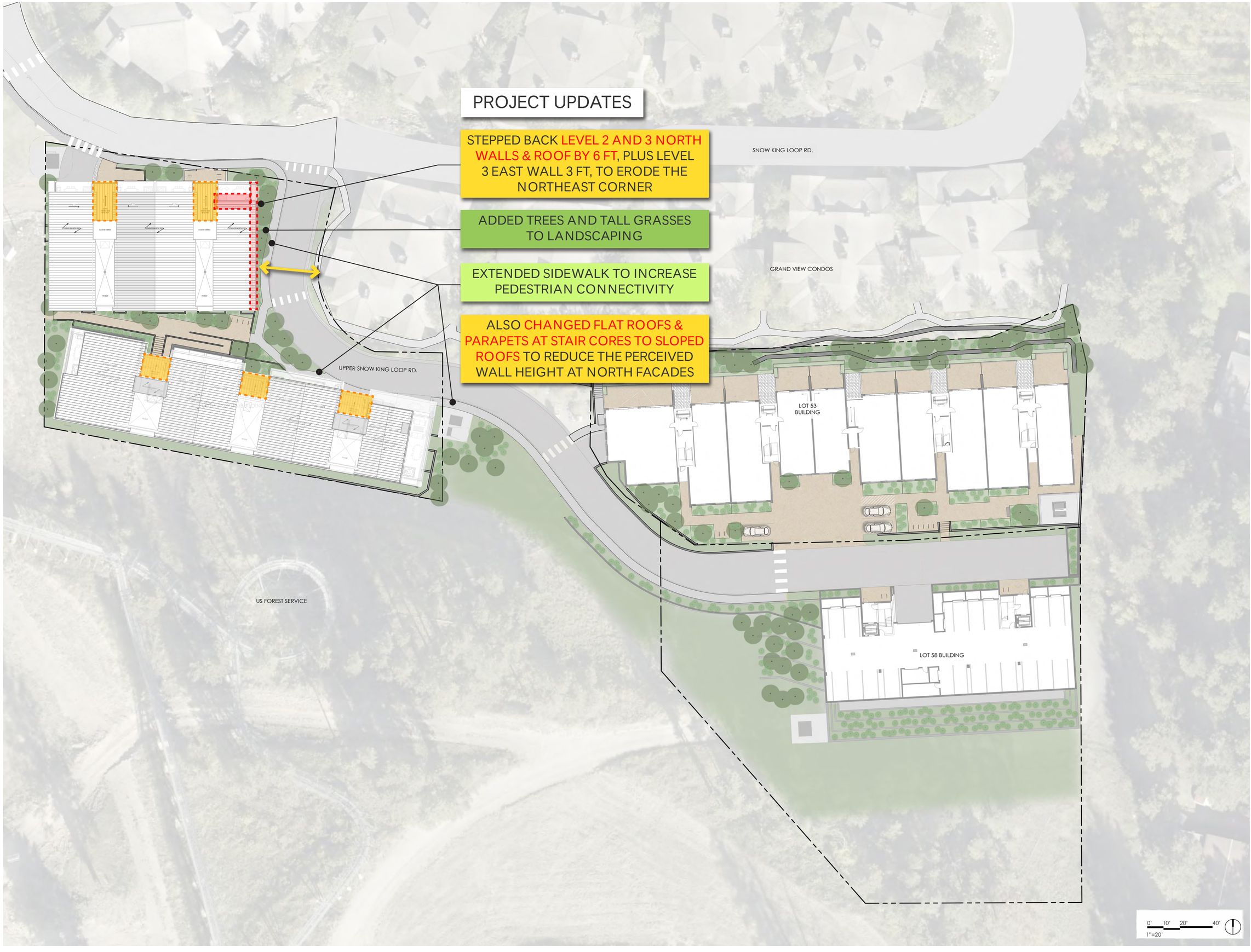


LOT 58 RENDERED ELEVATION

NORTHWORKS

Lot 57

WITH DIAGRAMS SHOWING NEW CHANGES
SINCE LAST TOWN COUNCIL MEETING



PROPOSED OVERALL CHANGES



PROPOSED LOT 57 SITE PLAN UPDATES

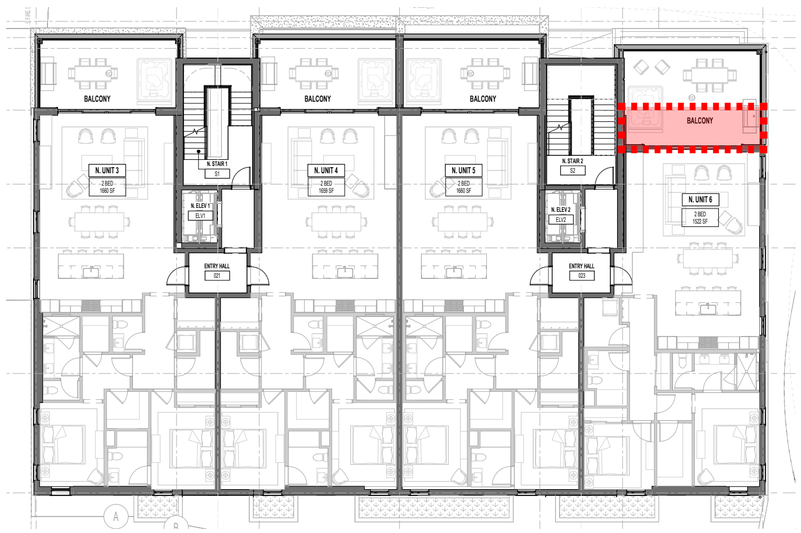
NEW MASSING



SLOPED THE STAIR ROOFS TO MAKE THE SKY MORE VISIBLE FROM THE STREET

NEW SLOPED ROOFS MAKE THE STAIR FACADES 3’ SHORTER

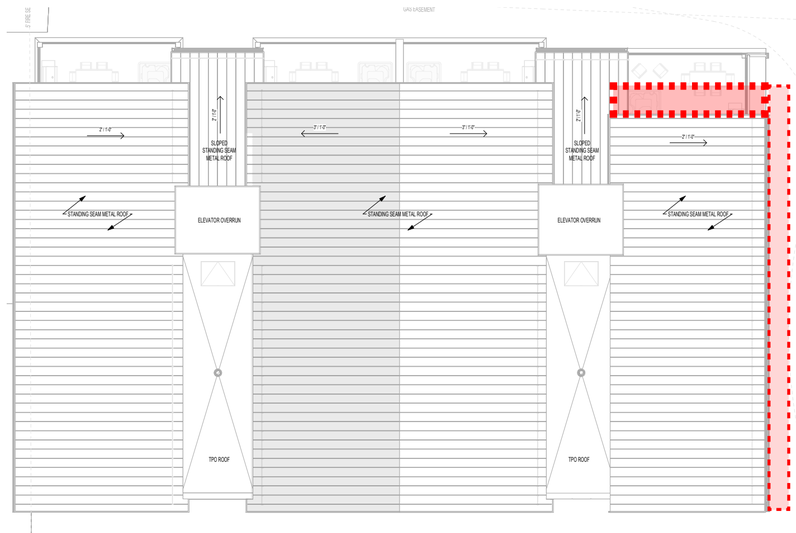
PUSHED WALL AND ROOF BACK AN ADDITIONAL 6 FEET TO ERODE 275 SF OF MASSING FROM THE CORNER



LEVEL 2



LEVEL 3



ROOF

CHANGES SINCE JULY 7TH TOWN COUNCIL MEETING: NORTH BUILDING

PREVIOUS



NORTH ELEVATION

NEW



NORTH ELEVATION

SLOPED THE STAIR ROOFS TO MAKE THE SKY MORE VISIBLE FROM THE STREET



EAST ELEVATION



EAST ELEVATION

NEW SLOPED ROOFS MAKE THE STAIR FACADES 3' SHORTER

PUSHED WALL AND ROOF BACK AN ADDITIONAL 6 FEET TO ERODE 275 SF OF MASSING FROM THE CORNER

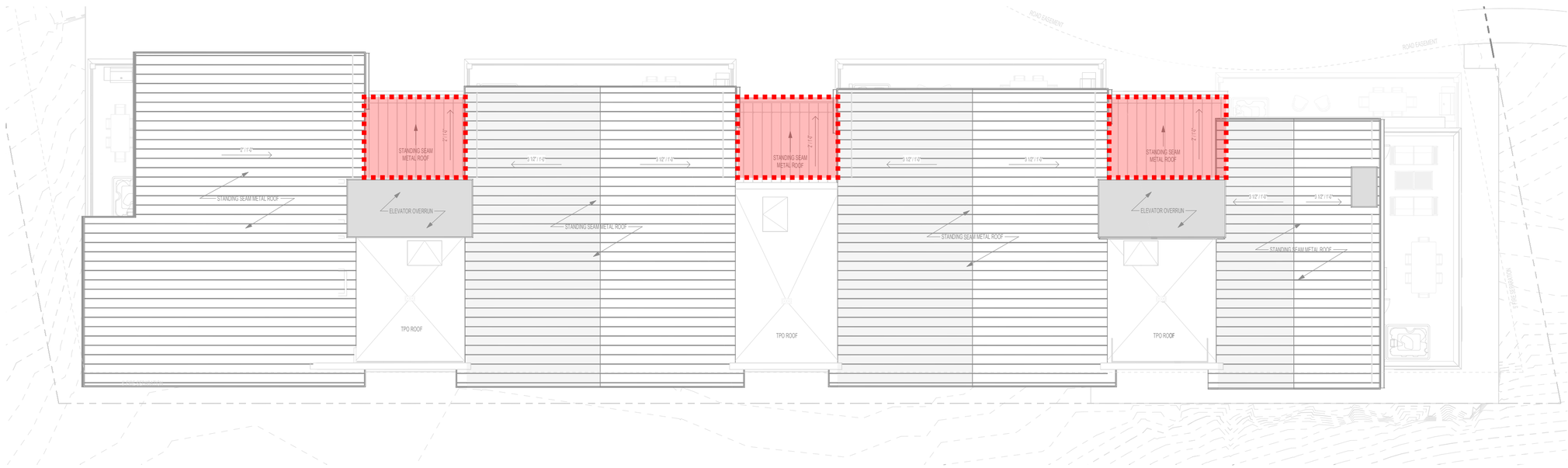
CHANGES SINCE JULY 7TH TOWN COUNCIL MEETING: NORTH BUILDING

NEW
MASSING



PREVIOUS FLAT ROOFS WITH
TALL PARAPETS AT THE NORTH
FACADE WERE REMOVED

NEW SLOPED ROOFS MAKE
THE STAIR FACADES
4’ SHORTER AT THE FRONT



CHANGES SINCE JULY 7TH TOWN COUNCIL MEETING: SOUTH BUILDING

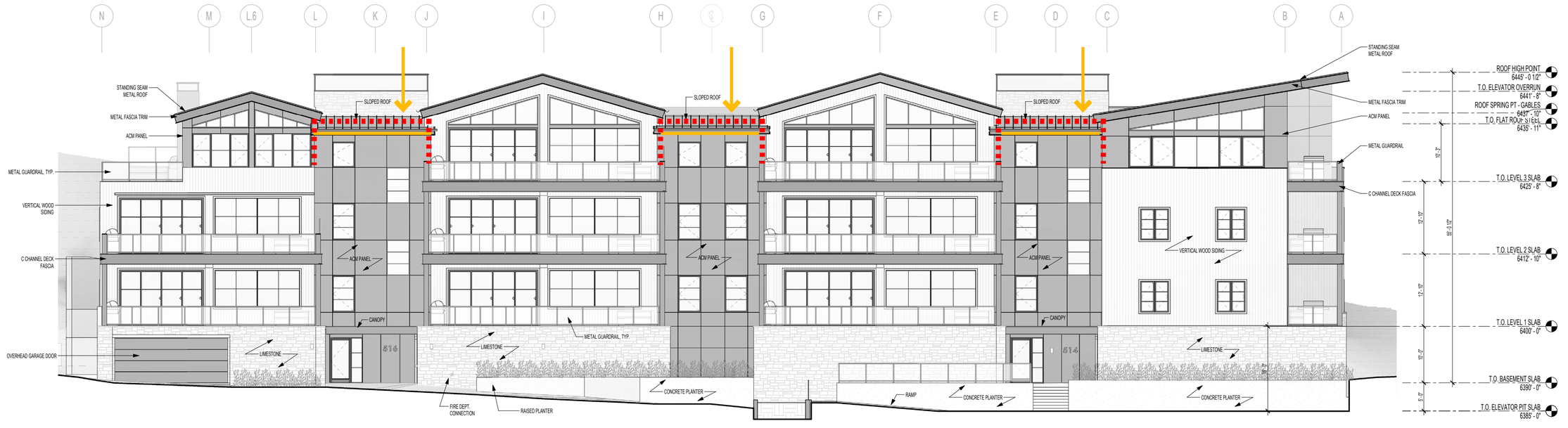
PREVIOUS FLAT ROOFS WITH
TALL PARAPETS AT THE NORTH
FACADE WERE REMOVED

PREVIOUS



NEW SLOPED ROOFS MAKE
THE STAIR FACADES
4' SHORTER AT THE FRONT

NEW



NORTH ELEVATION

CHANGES SINCE JULY 7TH TOWN COUNCIL MEETING: SOUTH BUILDING

LOT 57 SITE PLAN – CIVIL



PROPOSED LOT 57 SITE



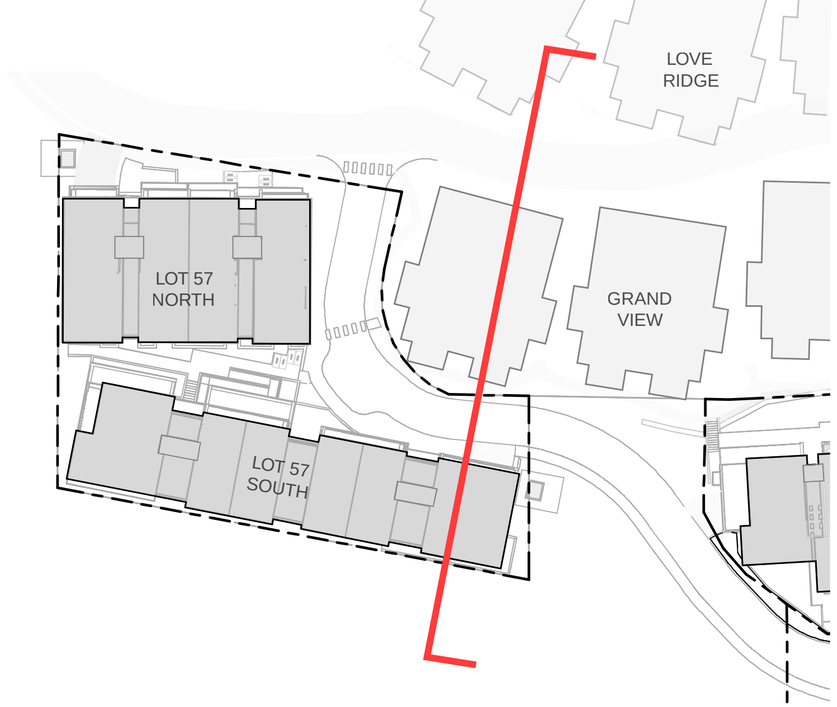
NORTH BUILDING, NORTH ELEVATION

LOT 57 NORTH – RENDERED ELEVATION

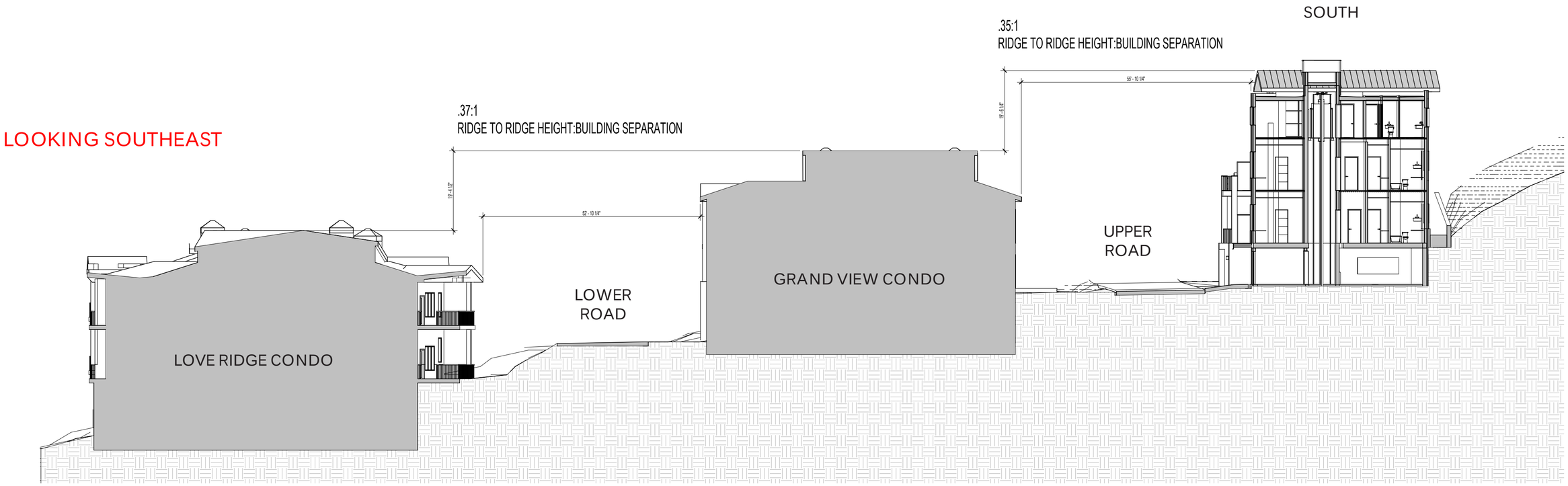


SOUTH BUILDING, NORTH ELEVATION

LOT 57 SOUTH – RENDERED ELEVATION



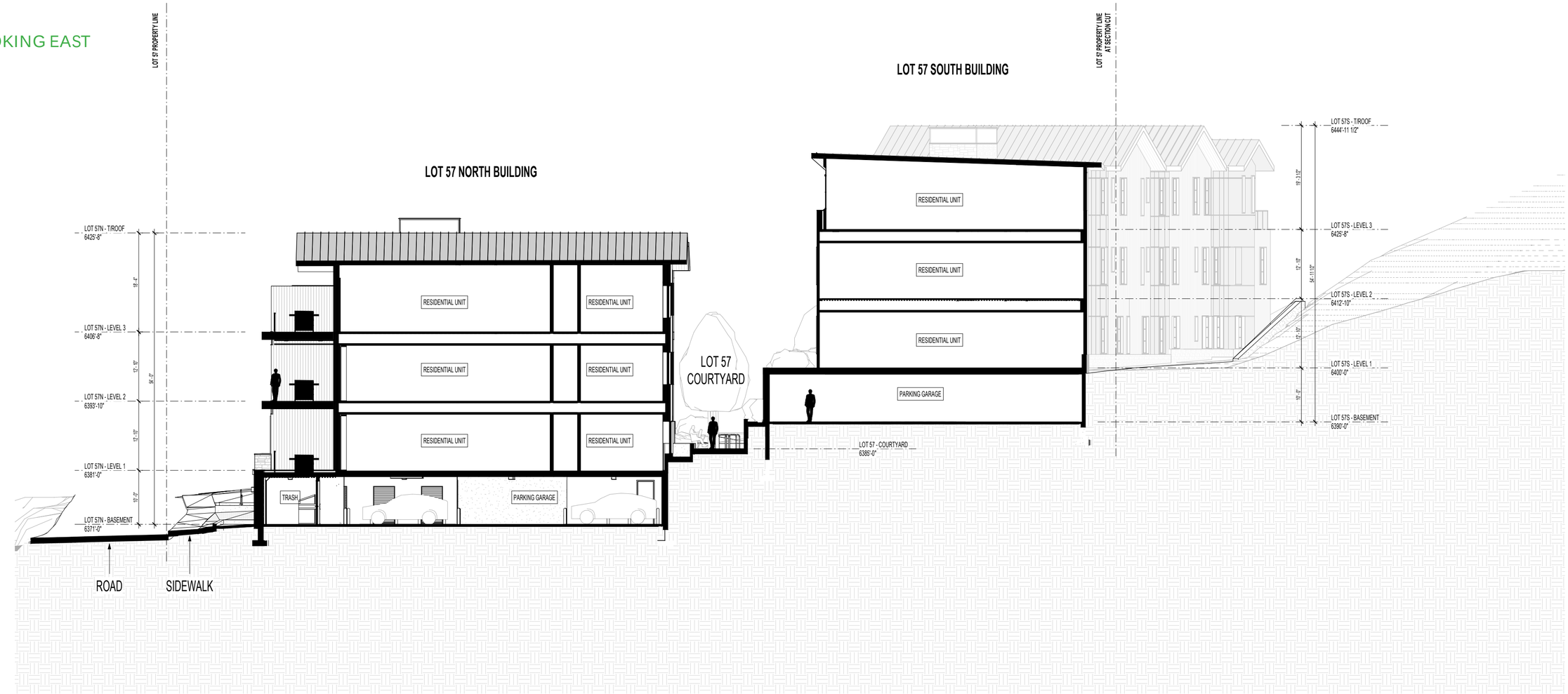
LOOKING SOUTHEAST



SITE SECTION THROUGH LOT 57 & NEIGHBORS



LOOKING EAST



SITE SECTION THROUGH LOT 57 NORTH & SOUTH, LOOKING EAST

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

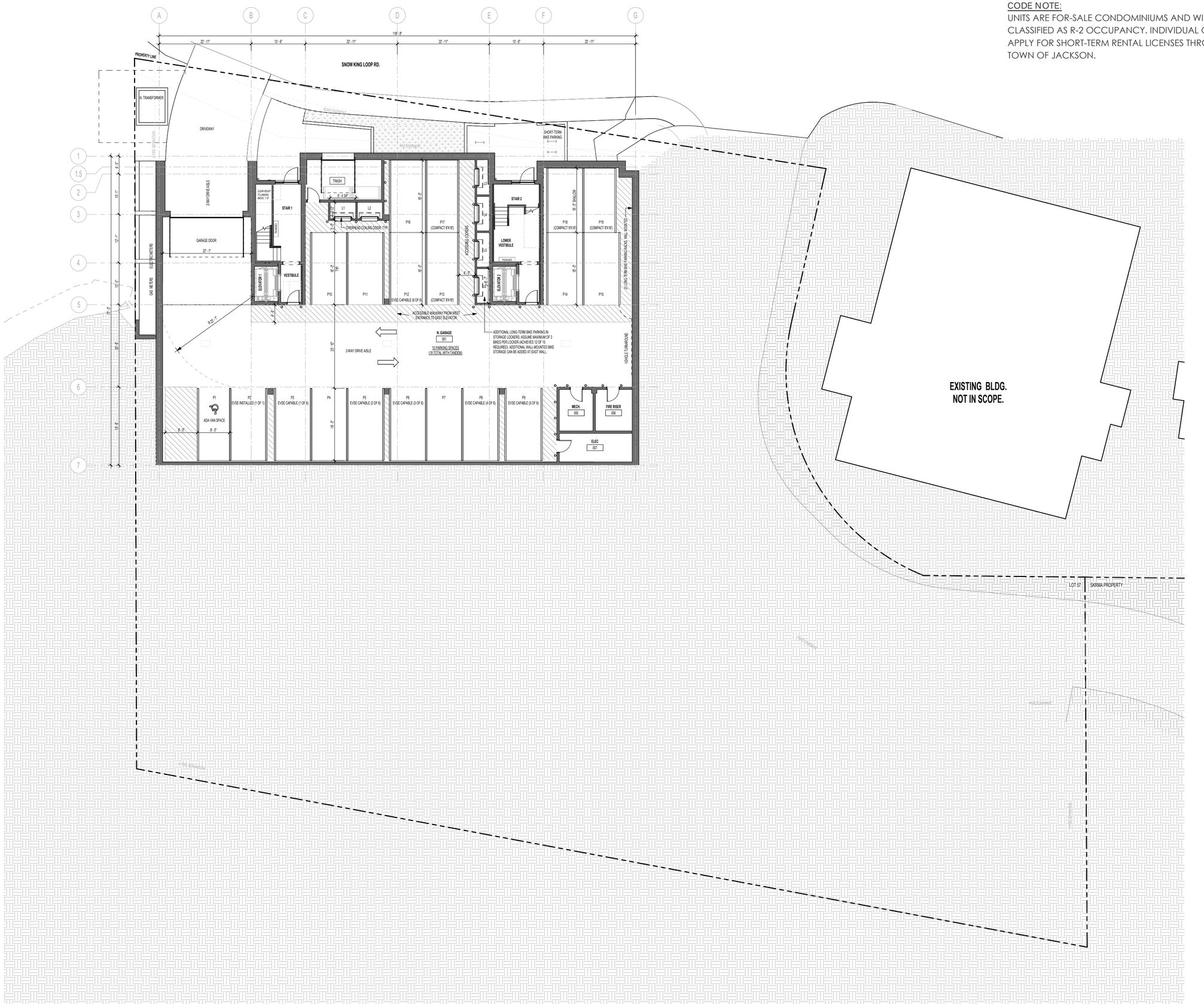
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
BASEMENT

57 SOUTH:
SUBGRADE



SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

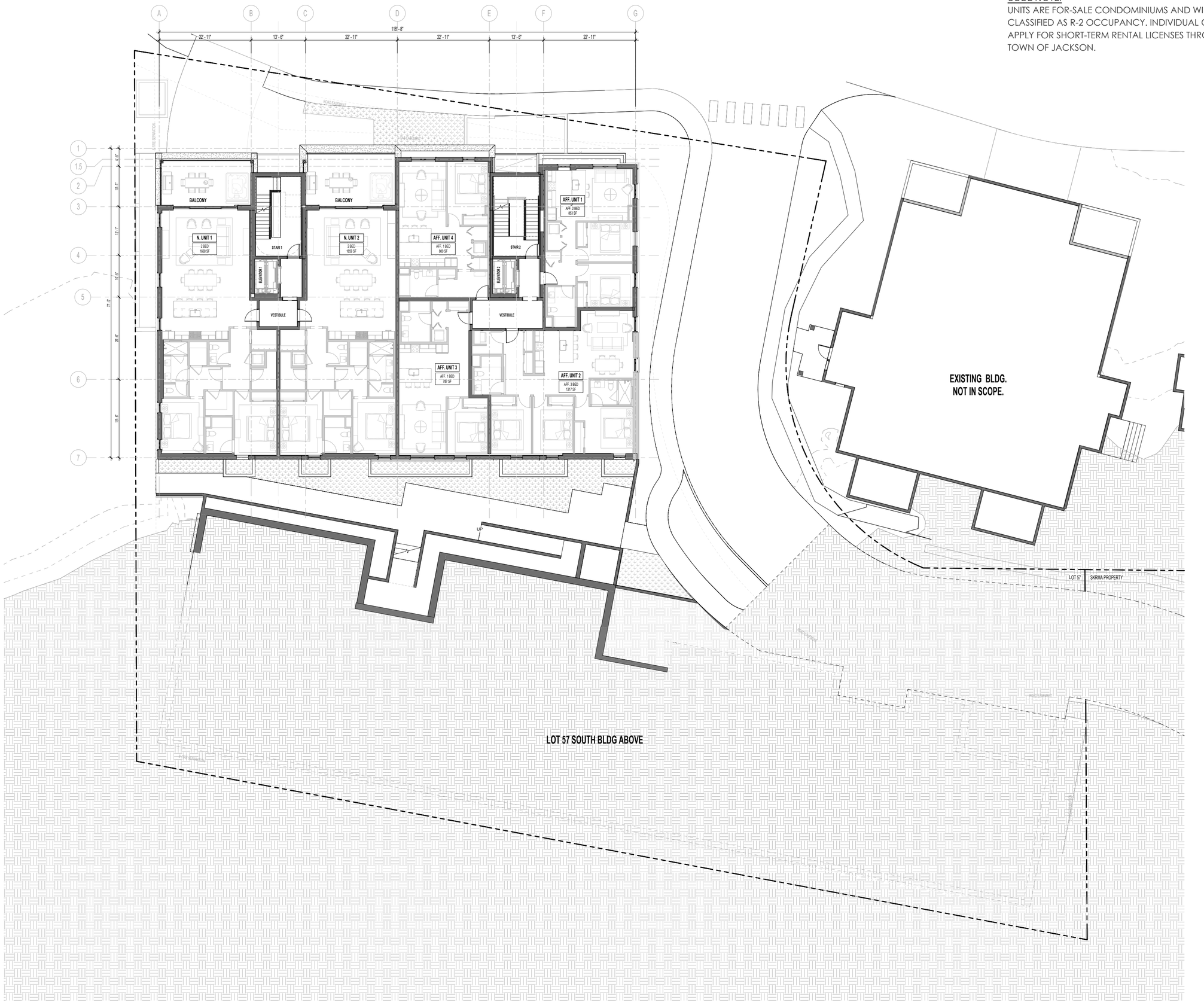
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
LEVEL 1

57 SOUTH:
SUBGRADE



SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

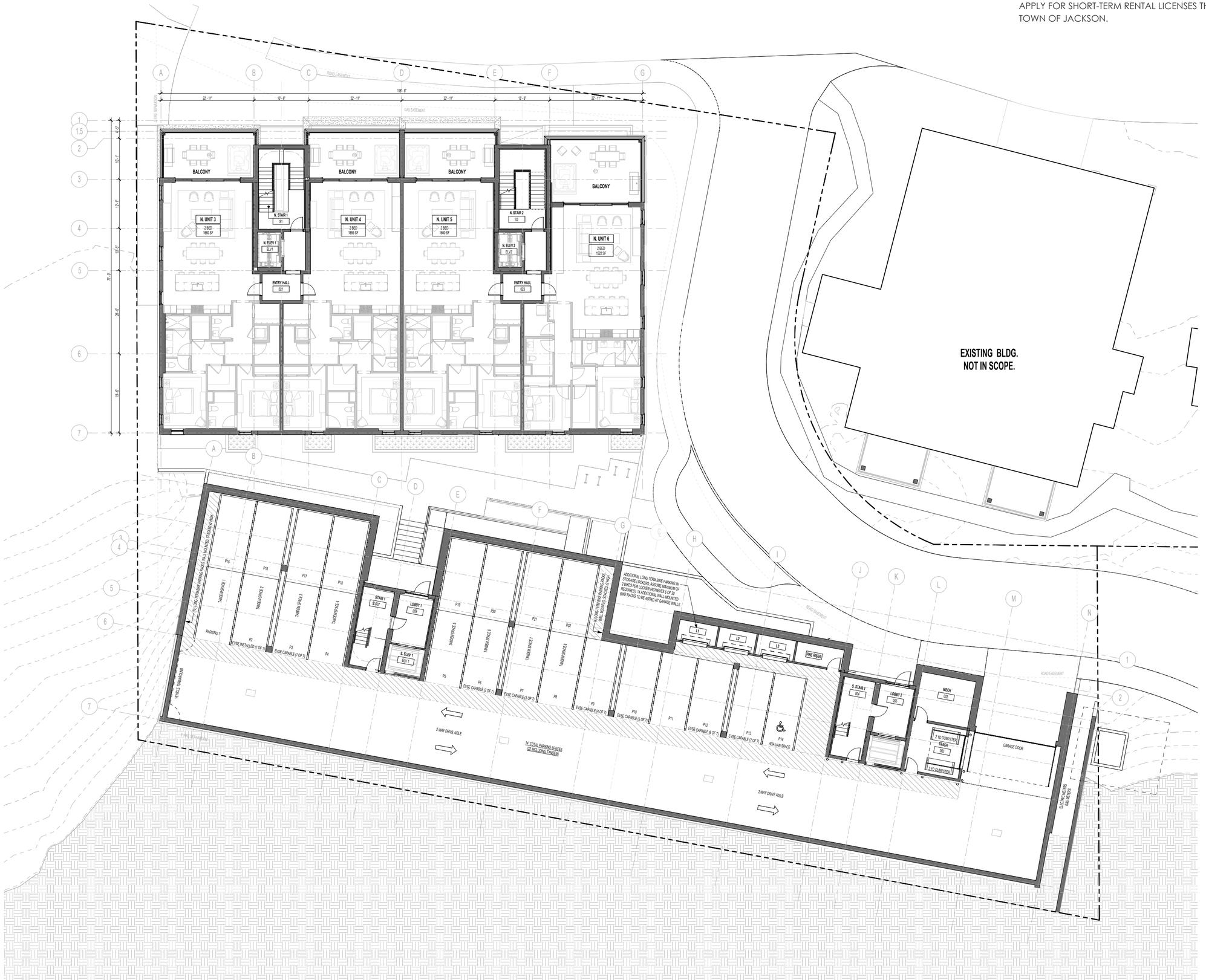
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
LEVEL 2

57 SOUTH:
BASEMENT



0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
LEVEL 3

57 SOUTH:
LEVEL 1



LOT 57 PLANS

SCALE: 1 / 16" = 1' - 0"

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

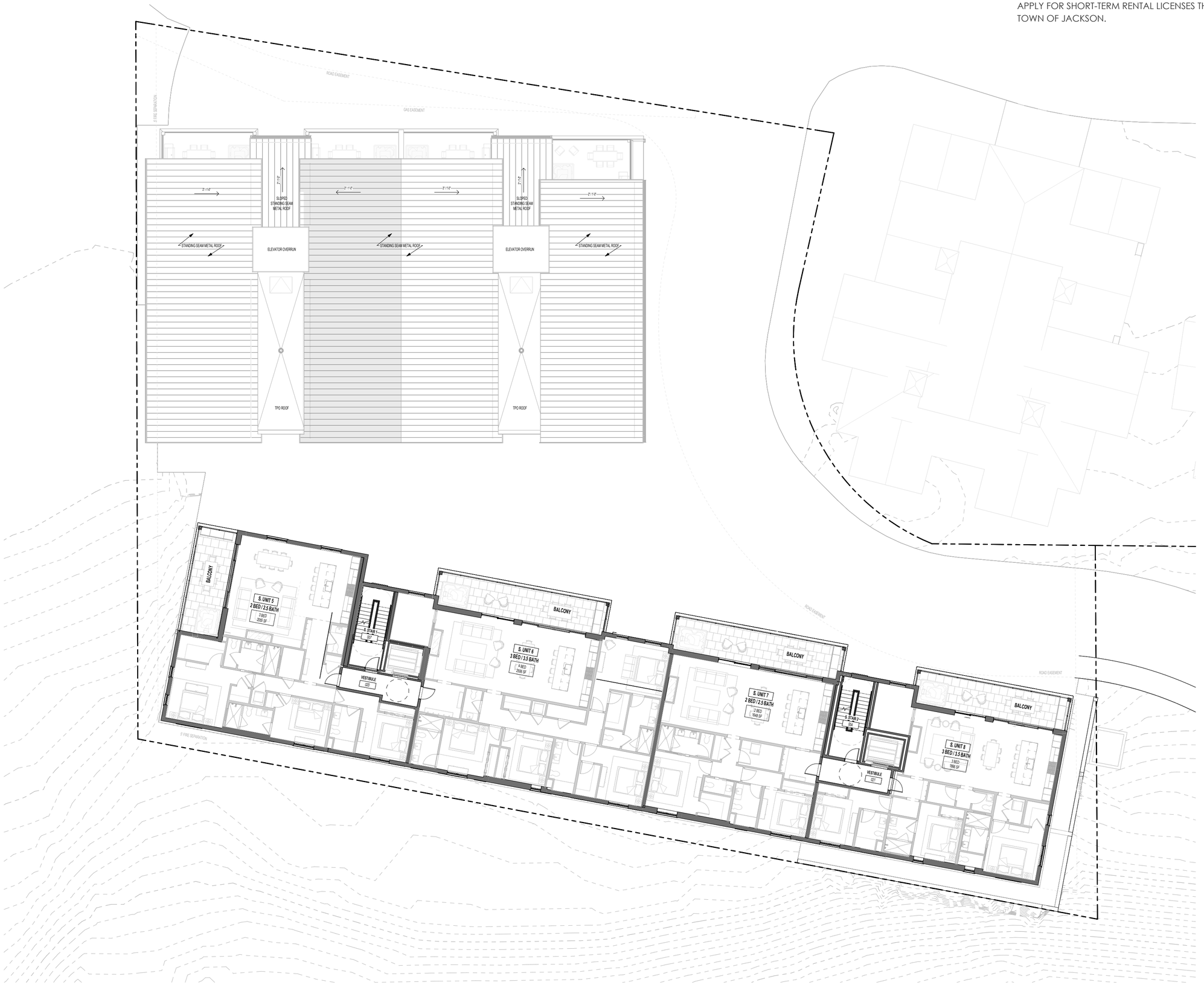
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
ROOF

57 SOUTH:
LEVEL 2



SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

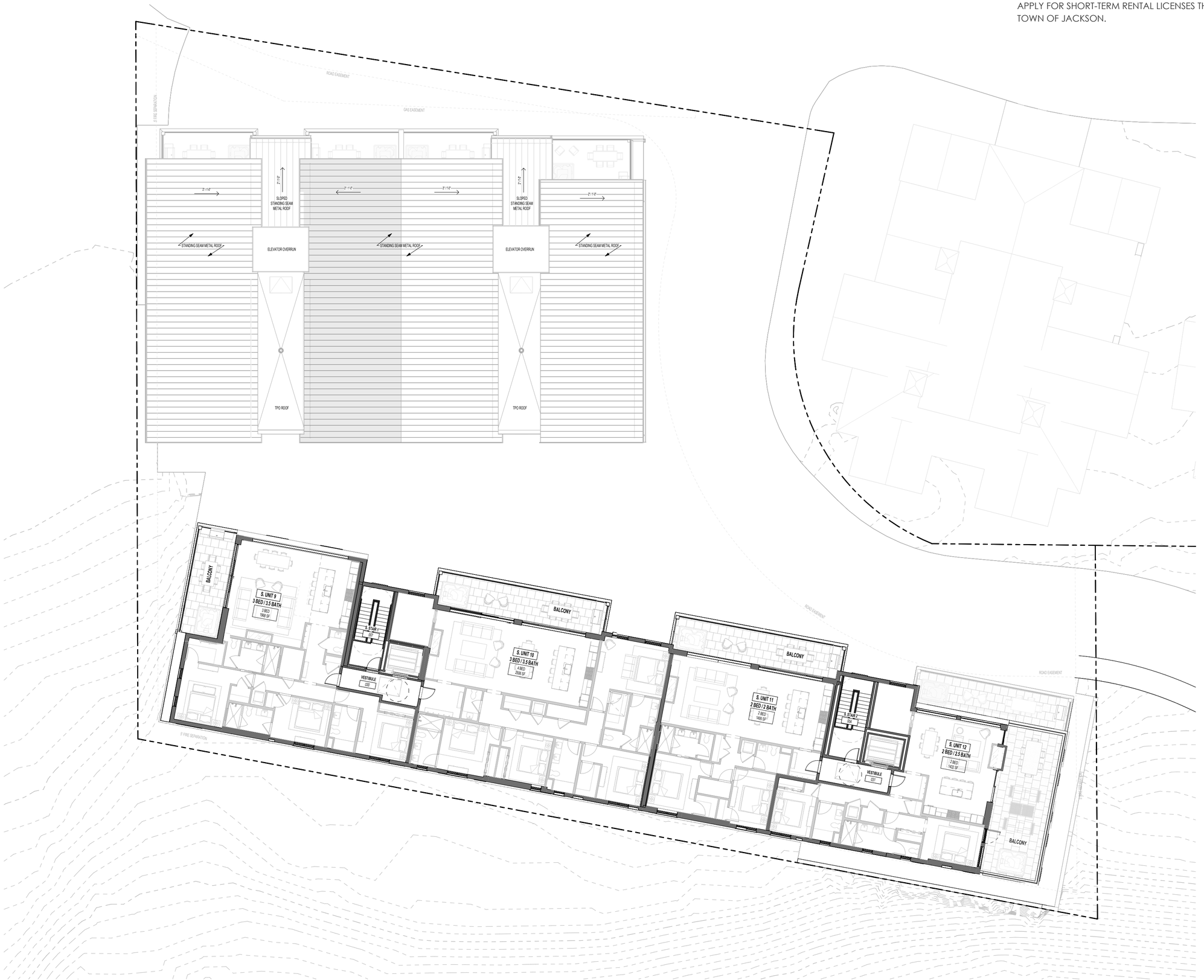
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
ROOF BELOW

57 SOUTH:
LEVEL 3



LOT 57 PLANS

SCALE: 1 / 16" = 1' - 0"

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
ROOF BELOW

57 SOUTH:
LEVEL 3



SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

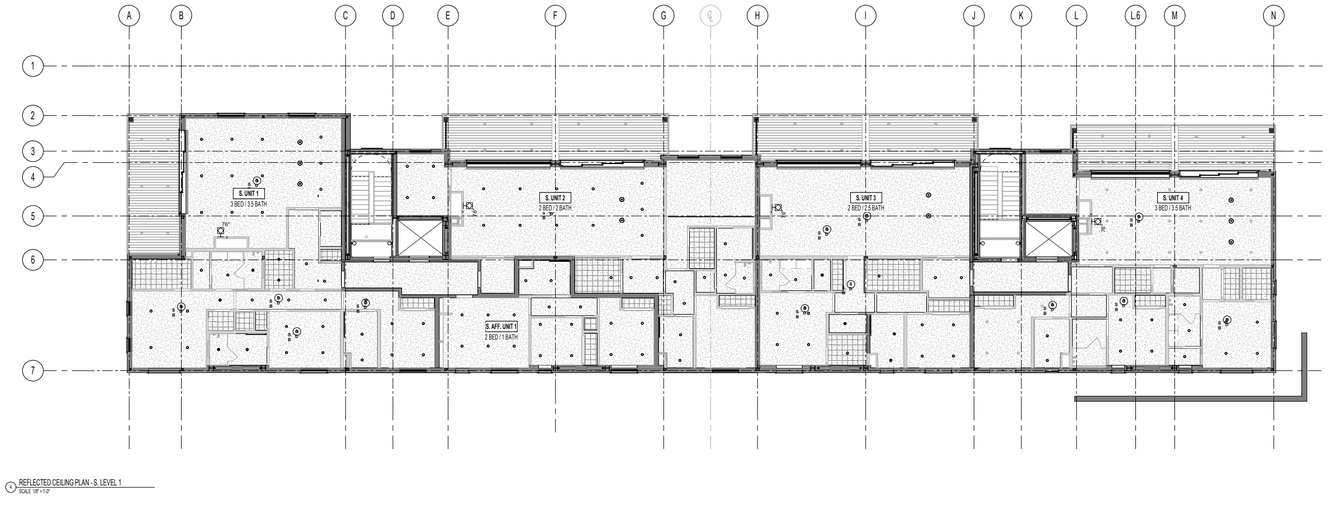
RCP LEGEND	
○	RECESSED LIGHT FIXTURE
□	EXTERIOR LIGHT FIXTURE
═	CEILING-MOUNTED STRIP LIGHT

ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).

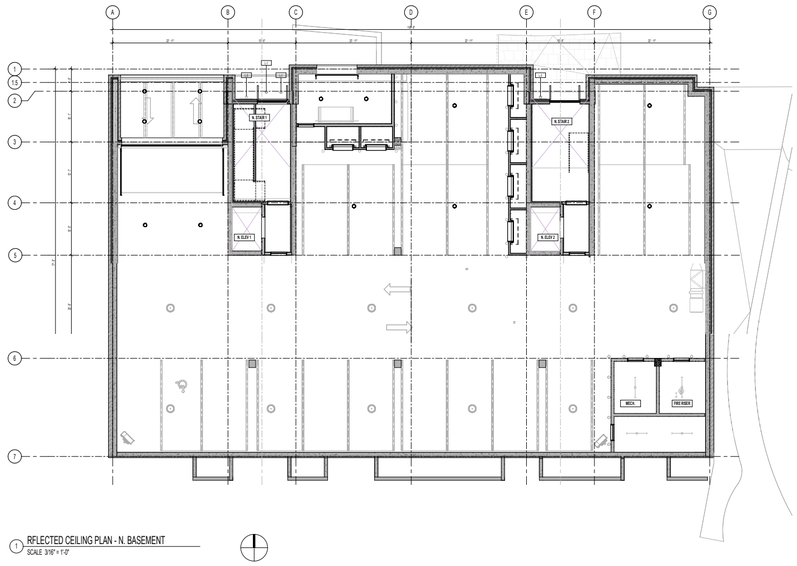
LOW VOLTAGE NOTES:
1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED)
2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED)



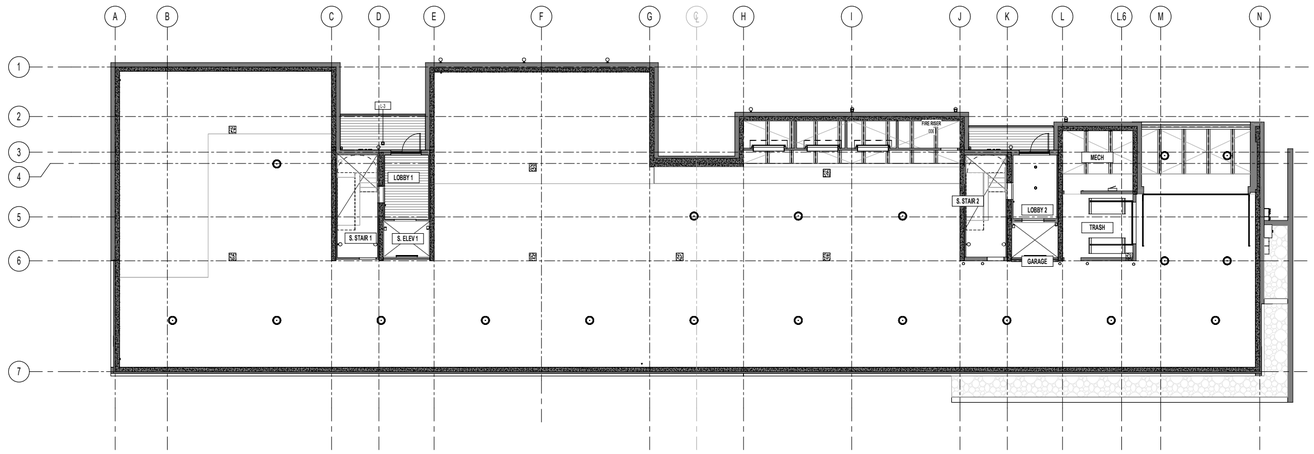
1 REFLECTED CEILING PLAN - N. LEVEL 1
SCALE: 3/16" = 1'-0"



1 REFLECTED CEILING PLAN - S. LEVEL 1
SCALE: 1/8" = 1'-0"

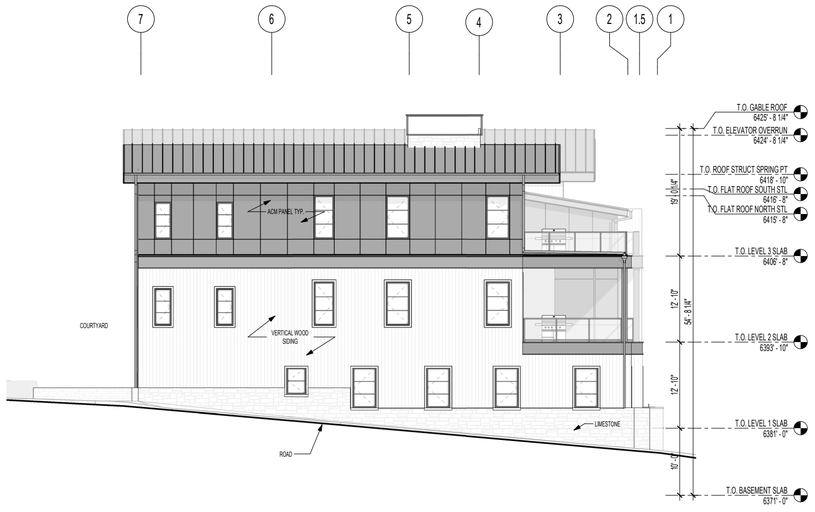


1 RFLECTED CEILING PLAN - N. BASEMENT
SCALE: 3/16" = 1'-0"



1 REFLECTED CEILING PLAN - S. BASEMENT
SCALE: 1/8" = 1'-0"

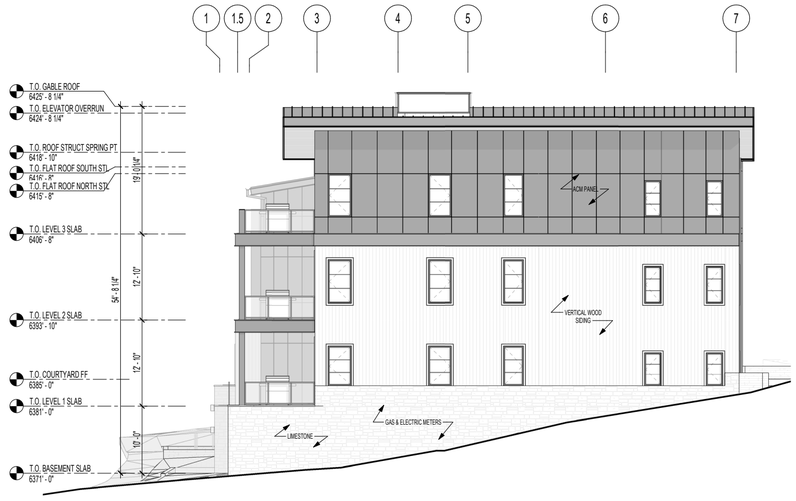
LOT 57 – EXTERIOR LIGHTING PLANS



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

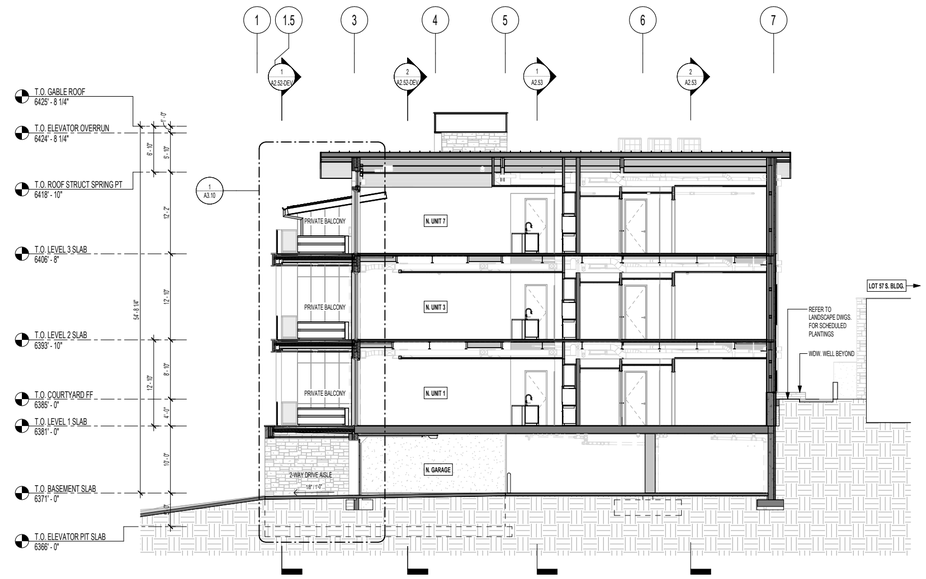


SOUTH ELEVATION

LOT 57 NORTH BUILDING – ELEVATIONS

0 4 8 16 32

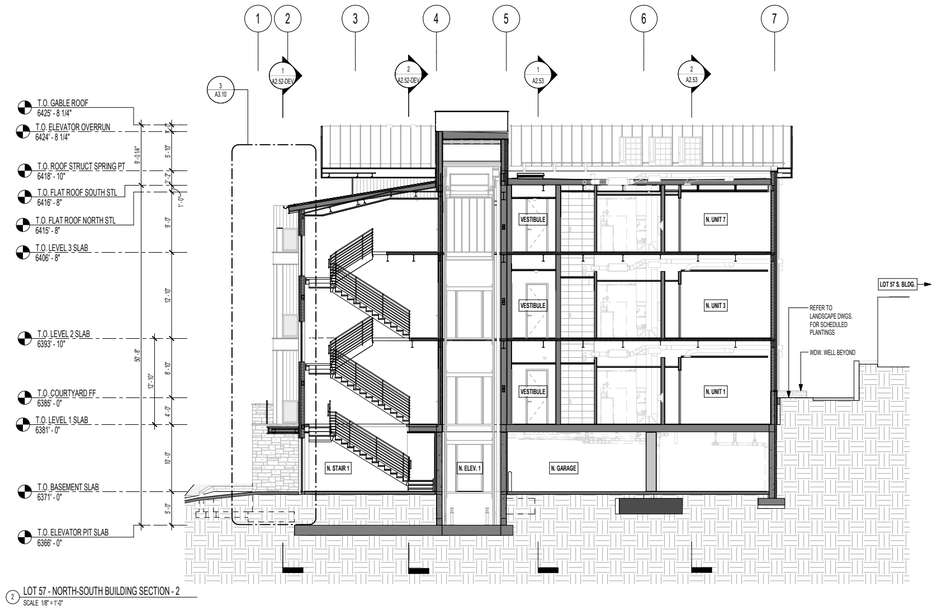
SCALE: 1 / 16" = 1' - 0"



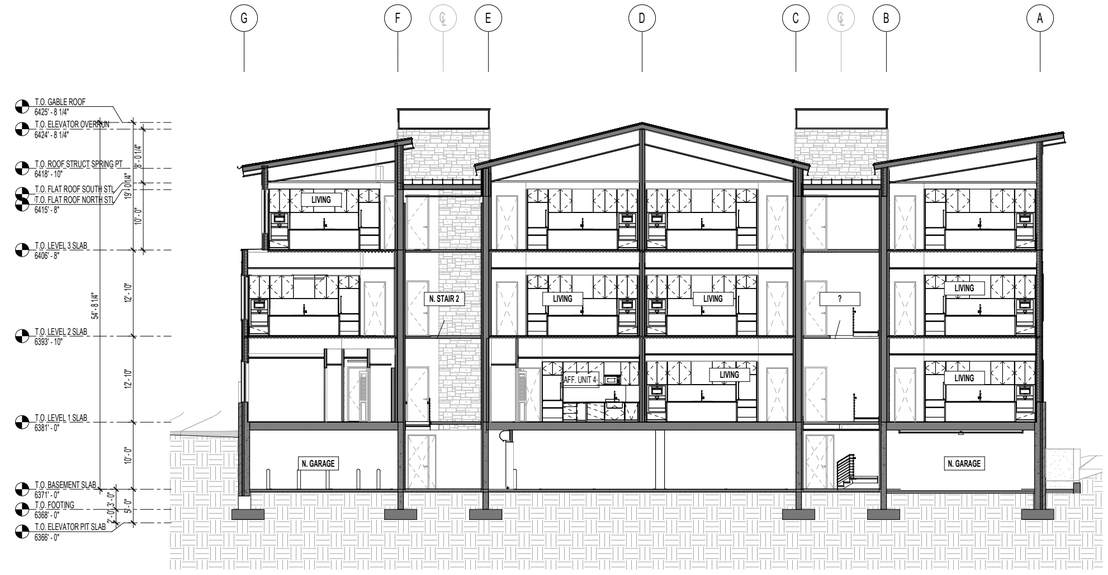
1 LOT 57 - NORTH-SOUTH BUILDING SECTION - 1
SCALE: 1/8" = 1'-0"



1 LOT 57 NORTH - E/W SECTION LOOKING SOUTH - 11 Copy 1
SCALE: 1/8" = 1'-0"



2 LOT 57 - NORTH-SOUTH BUILDING SECTION - 2
SCALE: 1/8" = 1'-0"

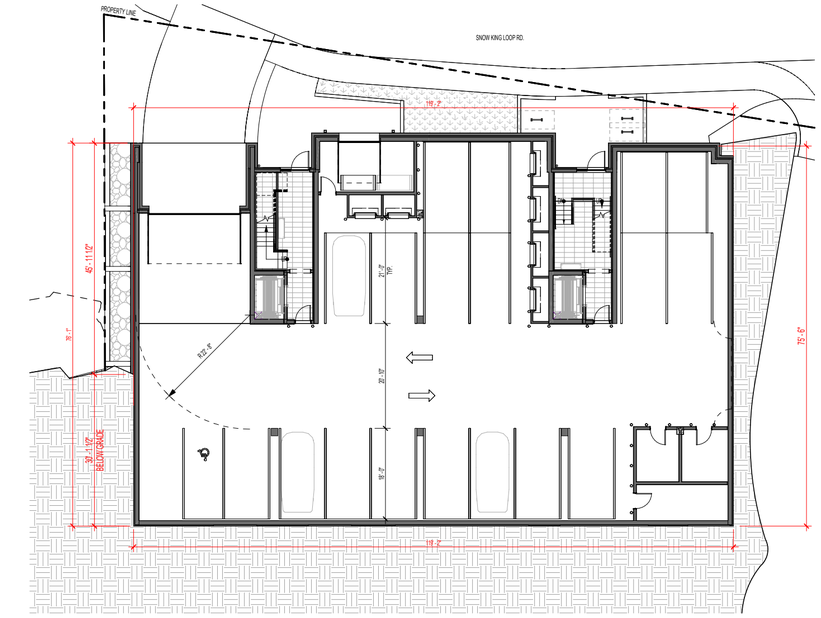


2 LOT 57 NORTH - E/W SECTION LOOKING SOUTH - 1 Copy 1
SCALE: 1/8" = 1'-0"

LOT 57 NORTH BUILDING – BUILDING SECTIONS

0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"

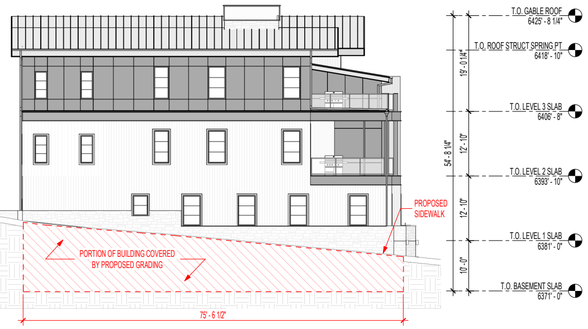


5 DEV PLAN_BASEMENT DIAGRAM - NORTH
SCALE 3/32" = 1'-0"

BASEMENT DEFINITION
1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
2. AT LEAST 50% OF THE PERMITER MUST MEET THIS REQUIREMENT.

LOT 57 NORTH BUILDING
NORTH ELEVATION - 119'-2"
EAST ELEVATION - 75'-6" (75'-6" BELOW GRADE)
SOUTH ELEVATION - 119'-2" (119'-2" BELOW GRADE)
WEST ELEVATION - 76'-1" (30'-1" BELOW GRADE)

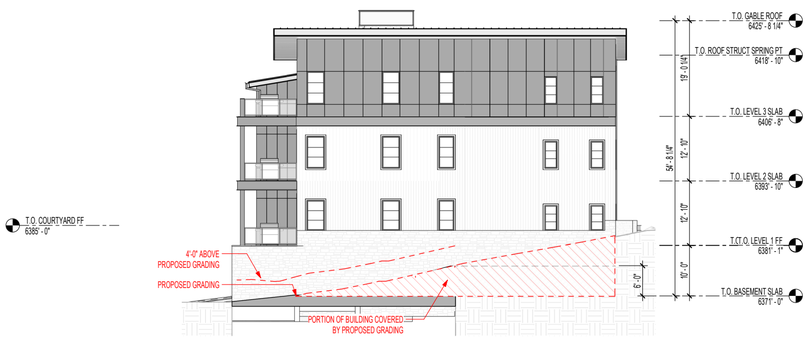
TOTAL PERIMETER = 389'-11" (224'-9" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 58%



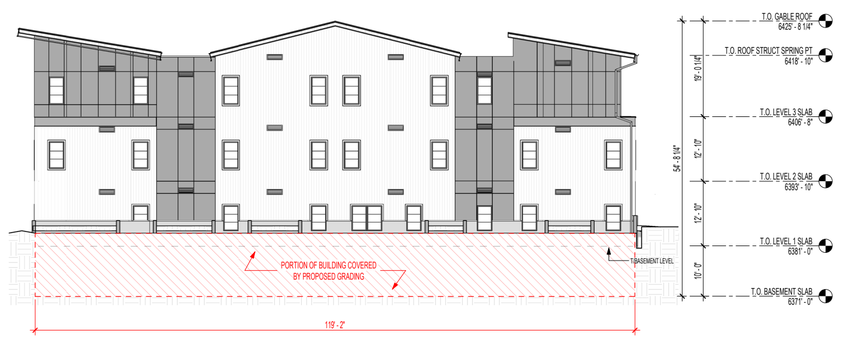
3 NORTH BUILDING BASEMENT DIAGRAM - EAST
SCALE 3/32" = 1'-0"



1 NORTH BUILDING BASEMENT DIAGRAM - NORTH
SCALE 3/32" = 1'-0"



4 NORTH BUILDING BASEMENT DIAGRAM - WEST
SCALE 3/32" = 1'-0"



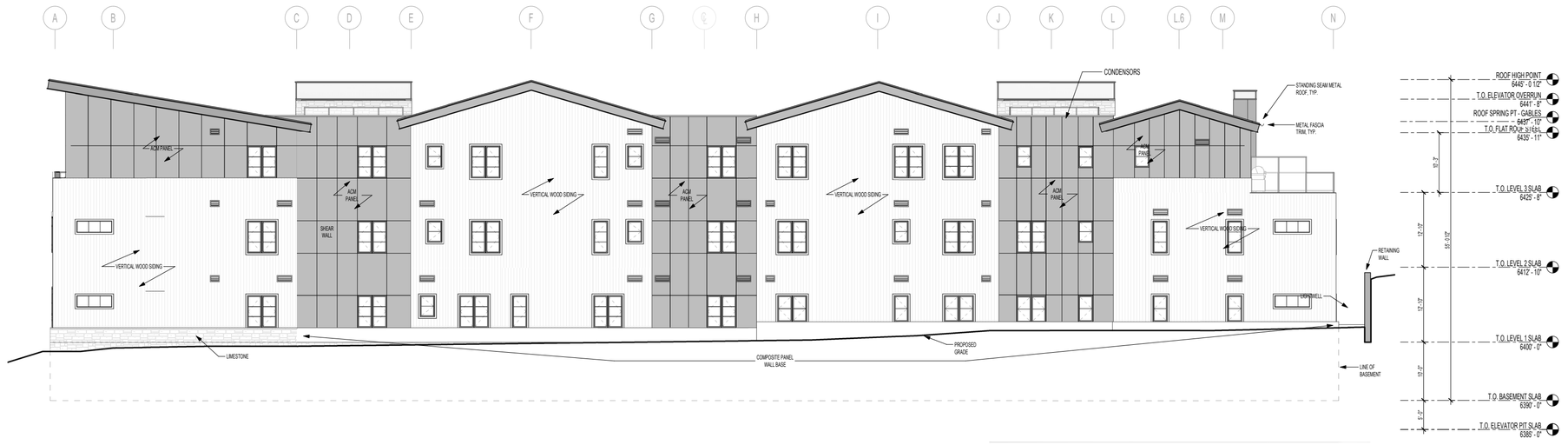
2 NORTH BUILDING BASEMENT DIAGRAM - SOUTH
SCALE 3/32" = 1'-0"

0 4 8 16 32

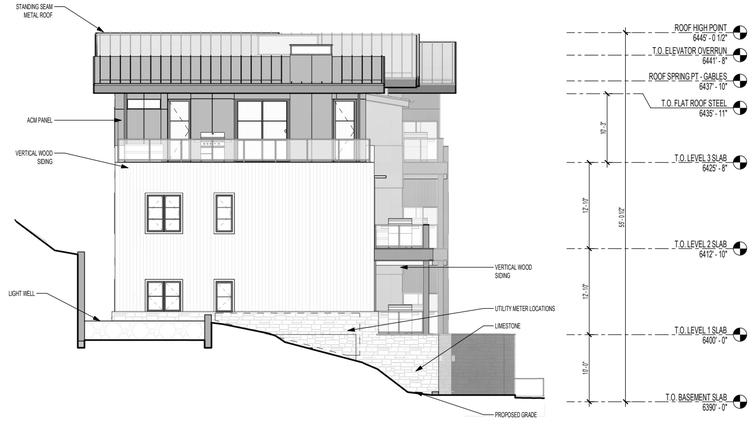
LOT 57 NORTH BUILDING – BASEMENT CALCULATIONS



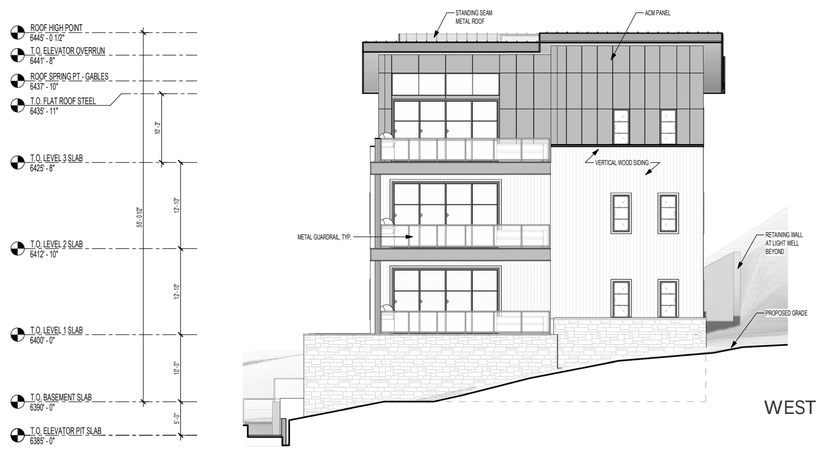
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

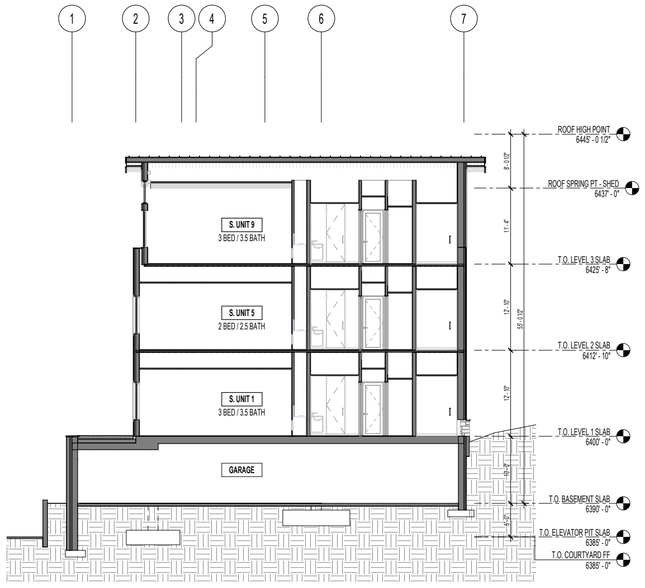
0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"

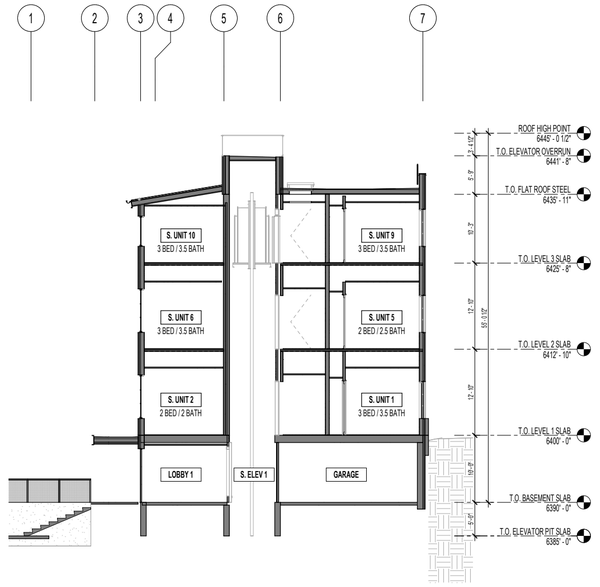
LOT 57 SOUTH BUILDING – ELEVATIONS



E/W SECTION LOOKING SOUTH



N/S SECTION LOOKING EAST - 1

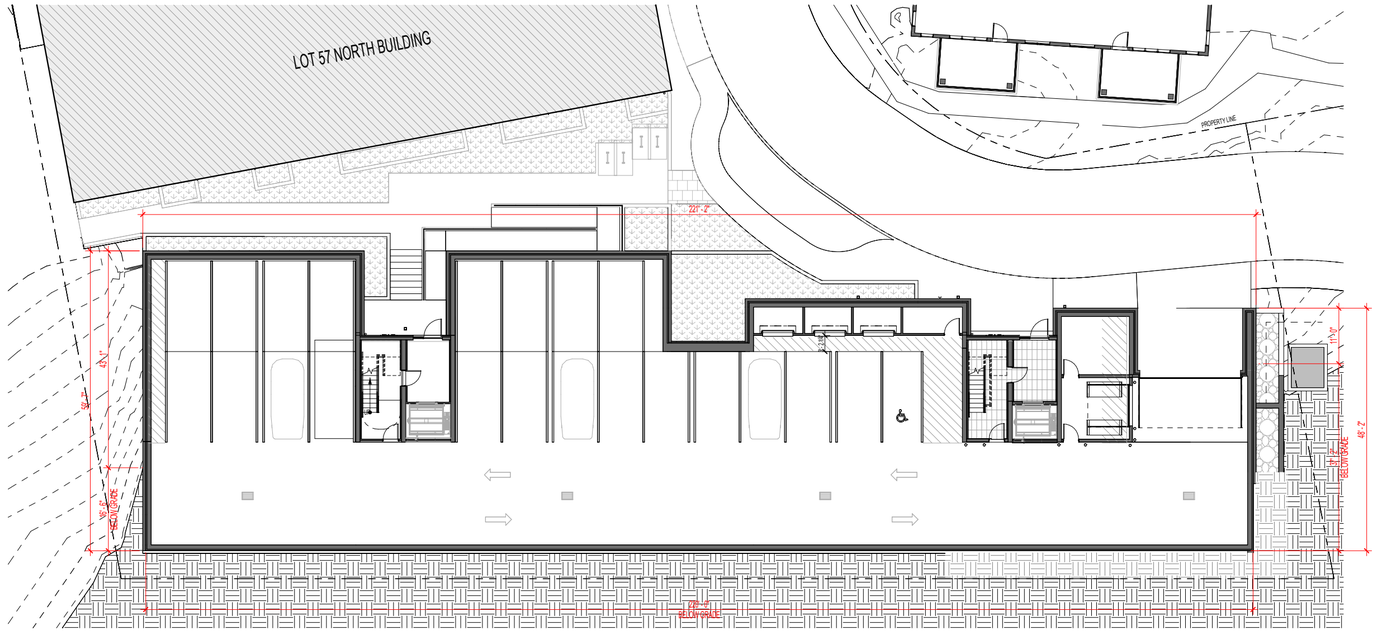


N/S SECTION LOOKING EAST - 2

LOT *57* SOUTH BUILDING – SECTIONS

0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"



5 BASEMENT DIAGRAM - SOUTH
SCALE: 3/32" = 1'-0"

BASEMENT DEFINITION
1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
2. AT LEAST 50% OF THE PERMITER MUST MEET THIS REQUIREMENT.

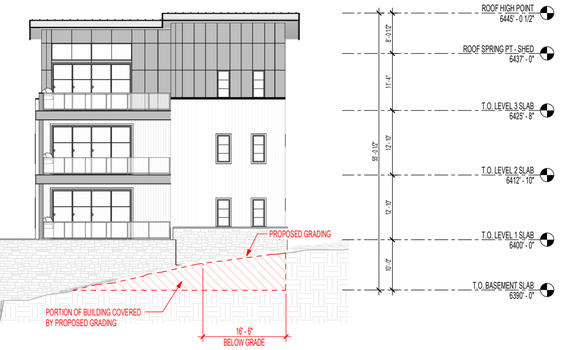
LOT 57 SOUTH BUILDING
NORTH ELEVATION - 221'-2"
EAST ELEVATION - 48'-2" (37'-2" BELOW GRADE)
SOUTH ELEVATION - 220'-0" (220'-0" BELOW GRADE)
WEST ELEVATION - 59'-7" (16'-6" BELOW GRADE)

TOTAL PERIMETER = 548'-11" (273'-8" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 50%

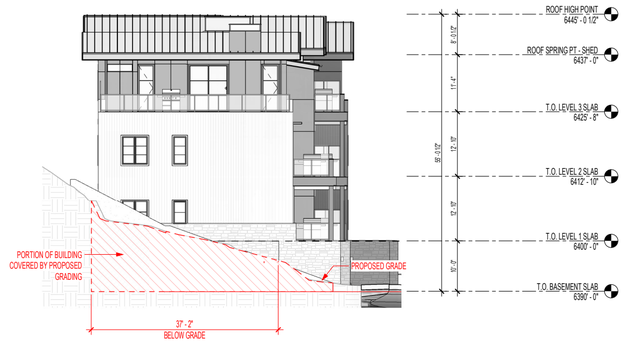


1 SOUTH BUILDING BASEMENT DIAGRAM - NORTH
SCALE: 3/32" = 1'-0"

2 SOUTH BUILDING BASEMENT DIAGRAM - SOUTH
SCALE: 3/32" = 1'-0"



4 SOUTH BUILDING BASEMENT DIAGRAM - WEST
SCALE: 3/32" = 1'-0"



3 SOUTH BUILDING BASEMENT DIAGRAM - EAST
SCALE: 3/32" = 1'-0"

0 4 8 16 32

LOT 57 SOUTH BUILDING – BASEMENT CALCULATIONS

NORTHWORKS

Lot 53



LOT 53 SITE PLAN – LANDSCAPE



LOT 53 SITE PLAN – CIVIL

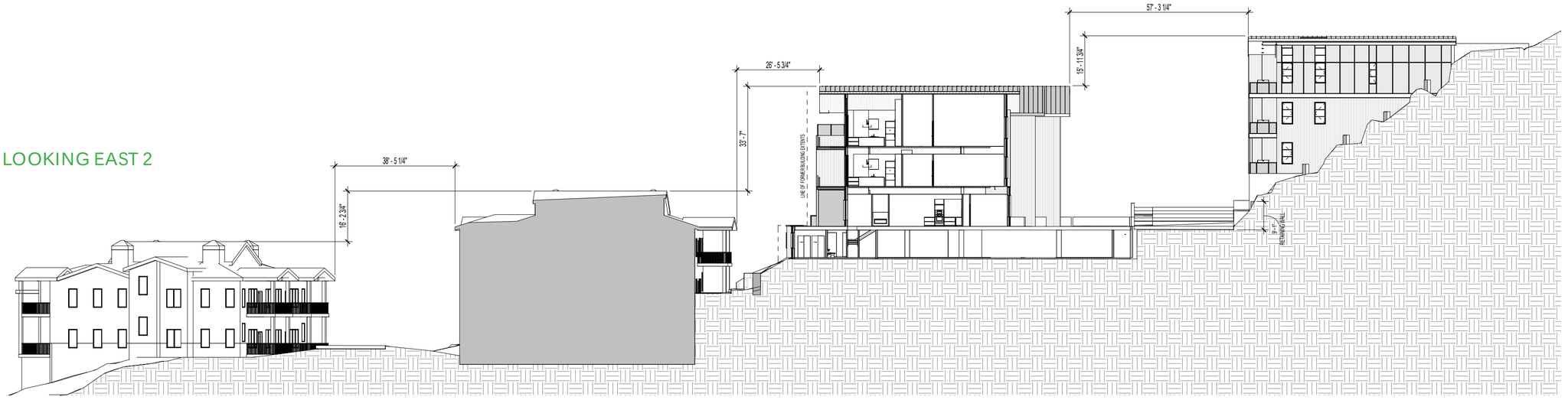


NORTH ELEVATION

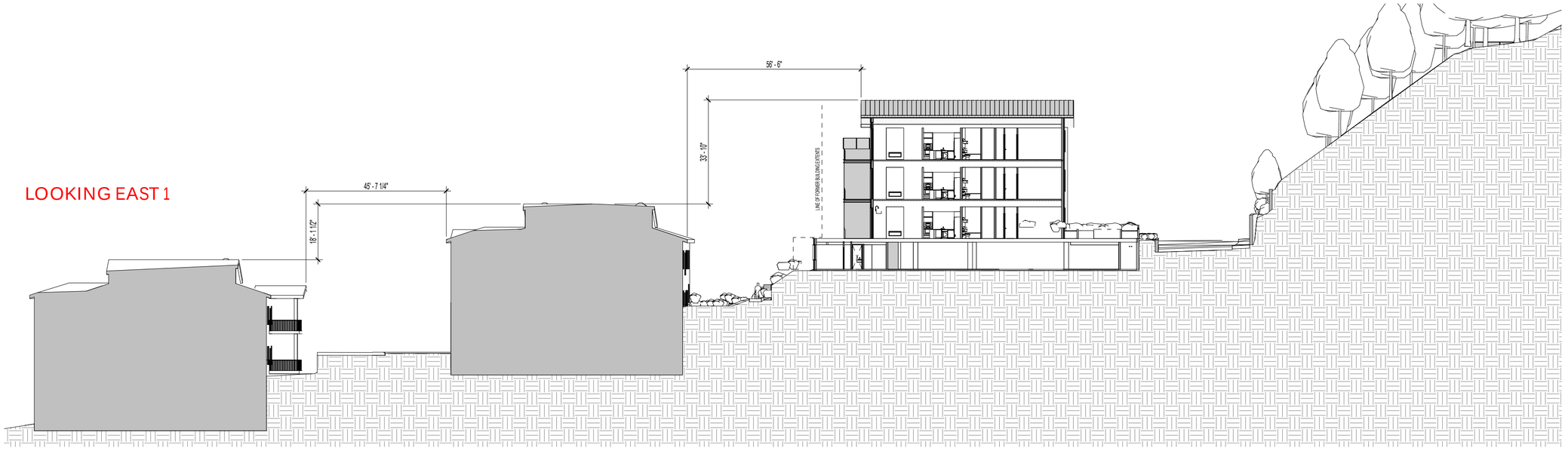
LOT 53 – RENDERED ELEVATION



LOOKING EAST 2



LOOKING EAST 1

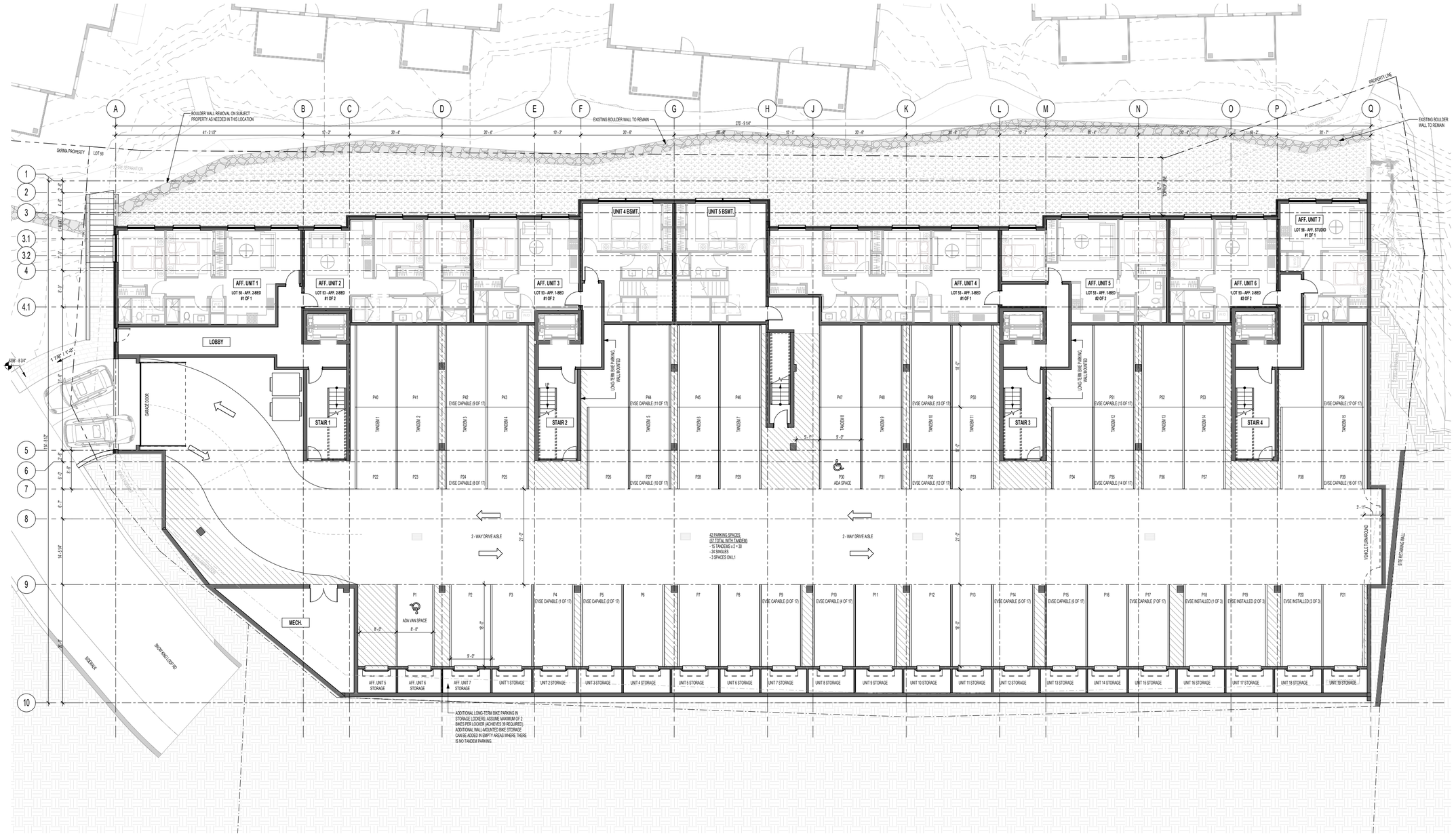


SITE SECTIONS THROUGH LOVE RIDGE CONSOS & LOT 53

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



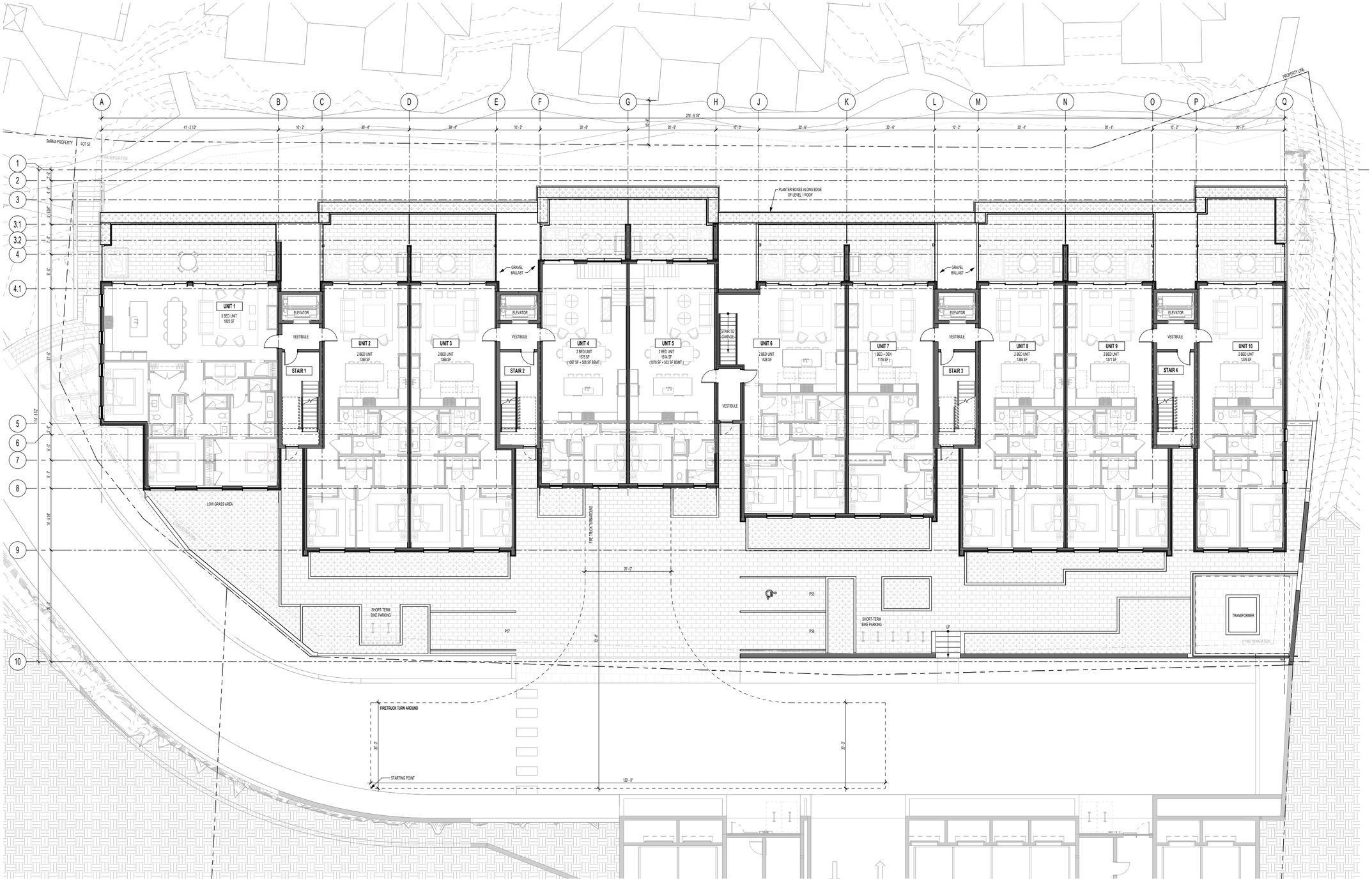
LOT 53 – BASEMENT FLOOR PLAN

SCALE: 1 / 16" = 1' - 0"

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



0 4 8 16 32

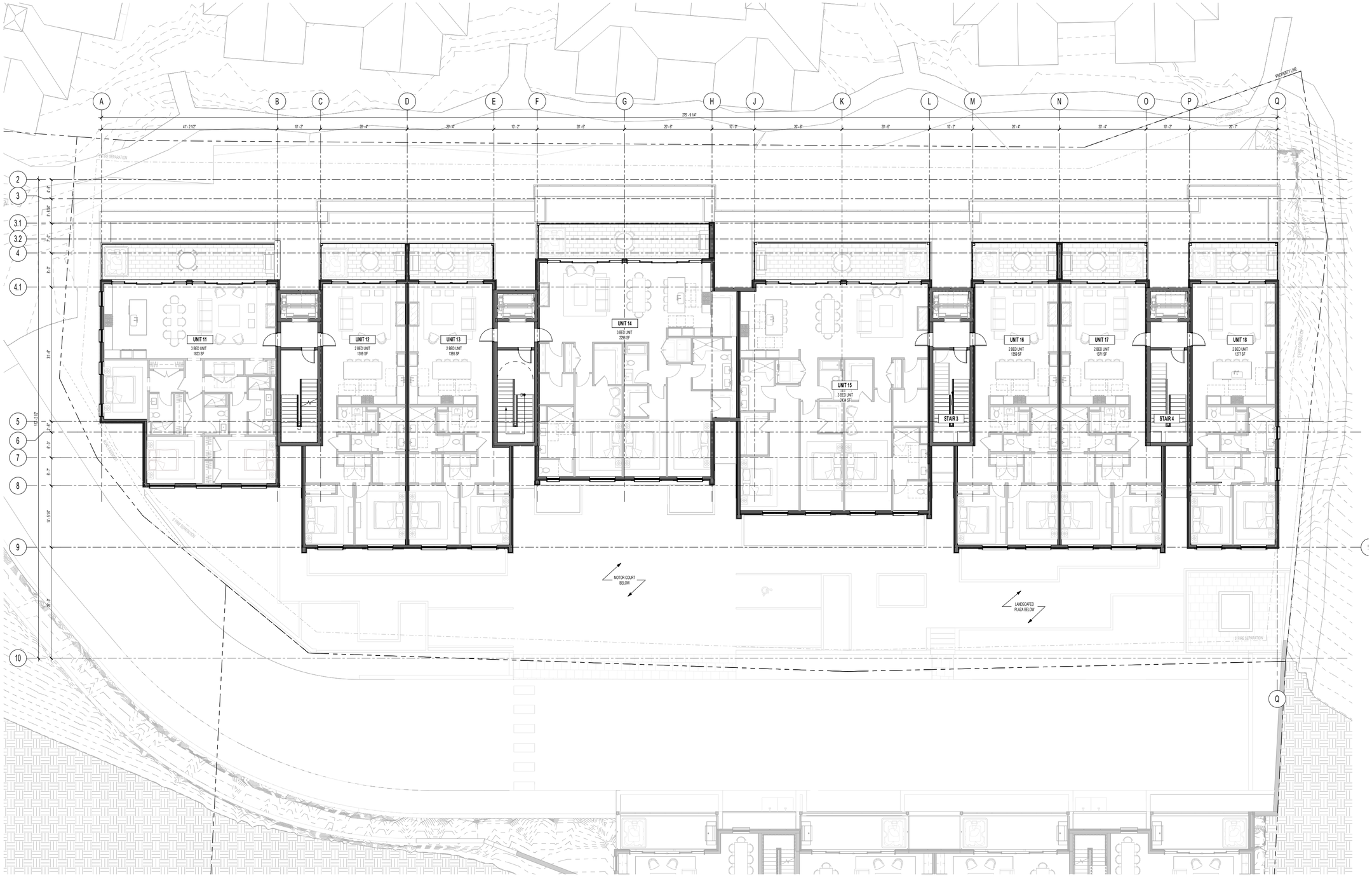
LOT 53 – FIRST FLOOR PLAN

SCALE: 1 / 16" = 1' - 0"

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



0 4 8 16 32

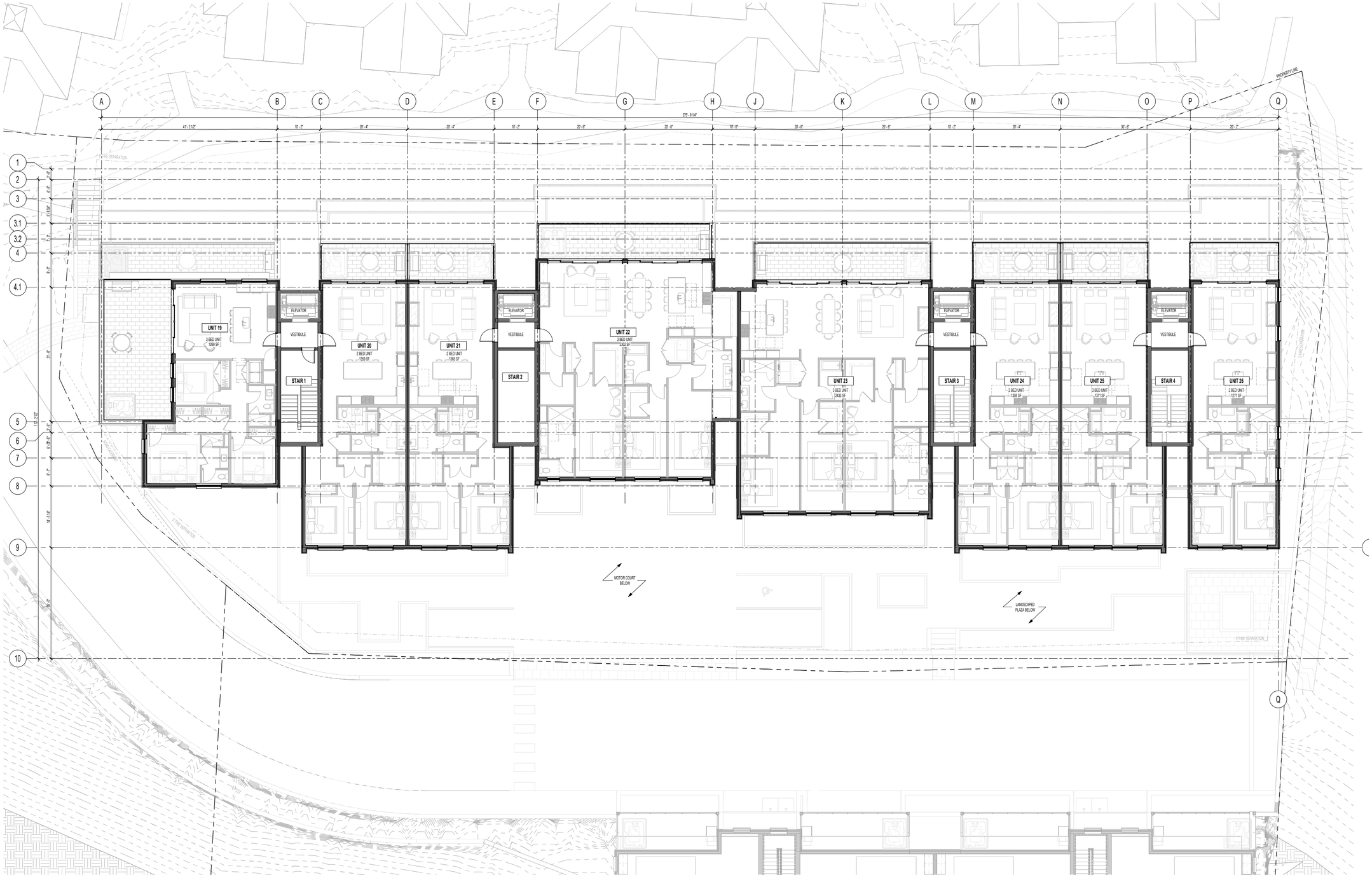
LOT 53 – SECOND FLOOR PLAN

SCALE: 1 / 16" = 1' - 0"

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



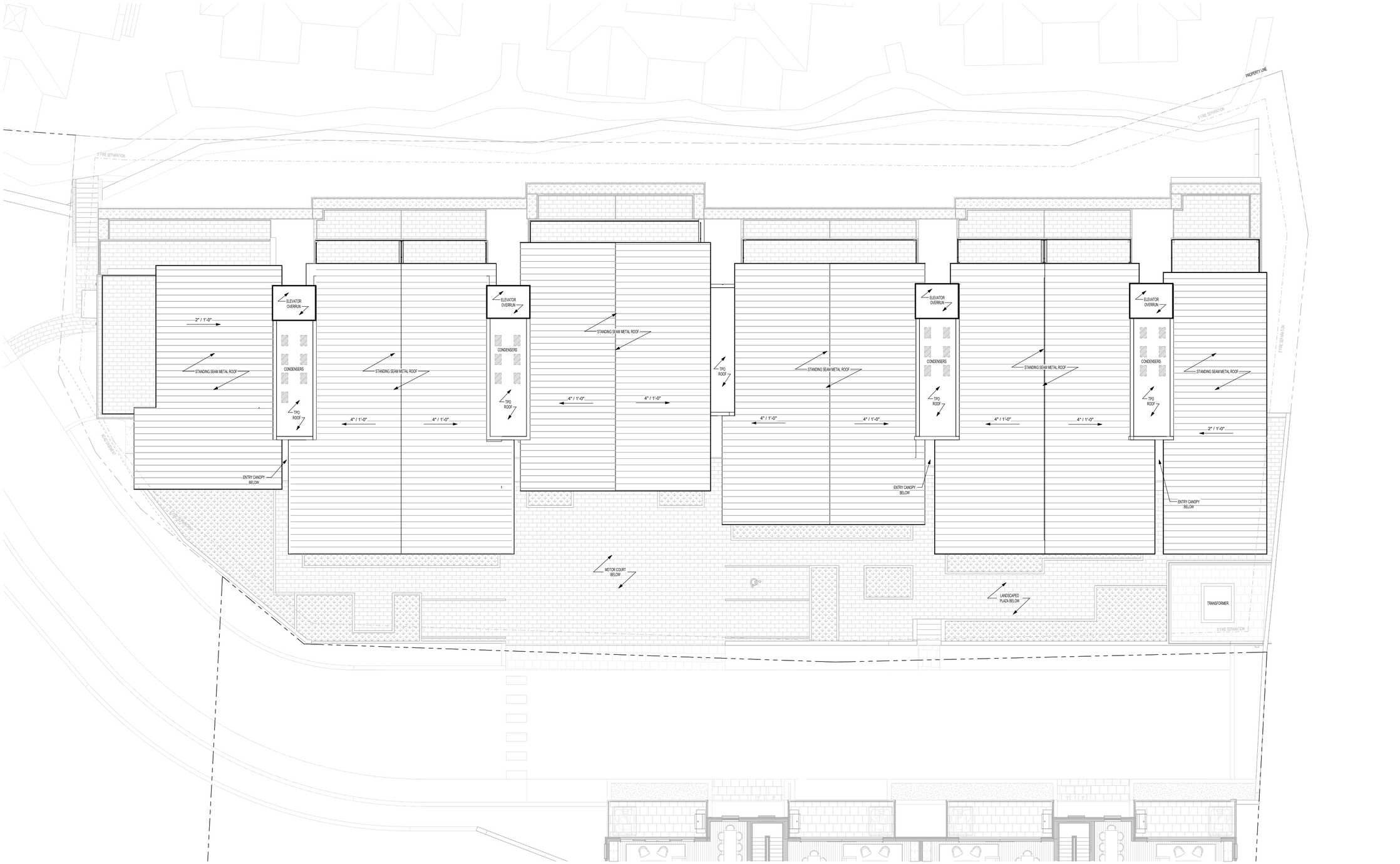
LOT 53 – THIRD FLOOR PLAN

SCALE: 1 / 16" = 1' - 0"

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

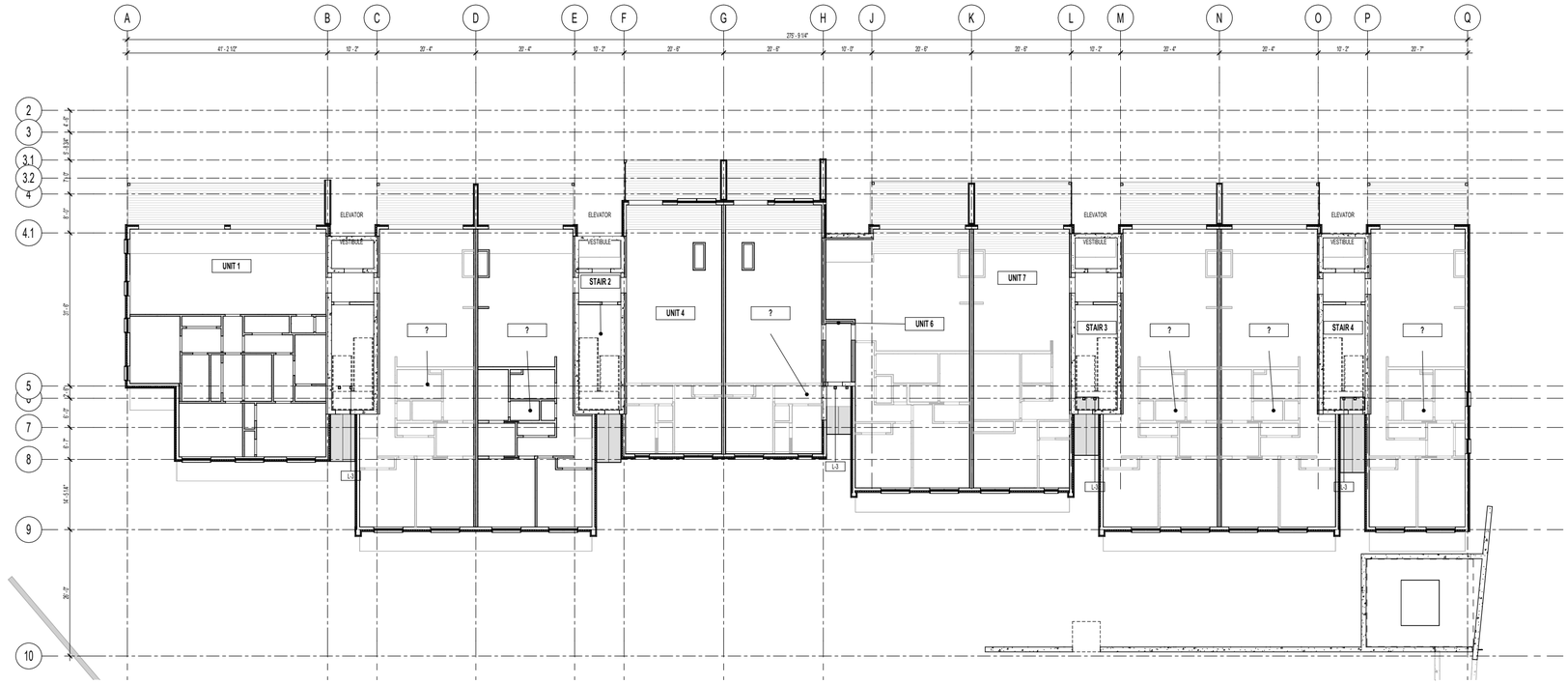


0 4 8 16 32

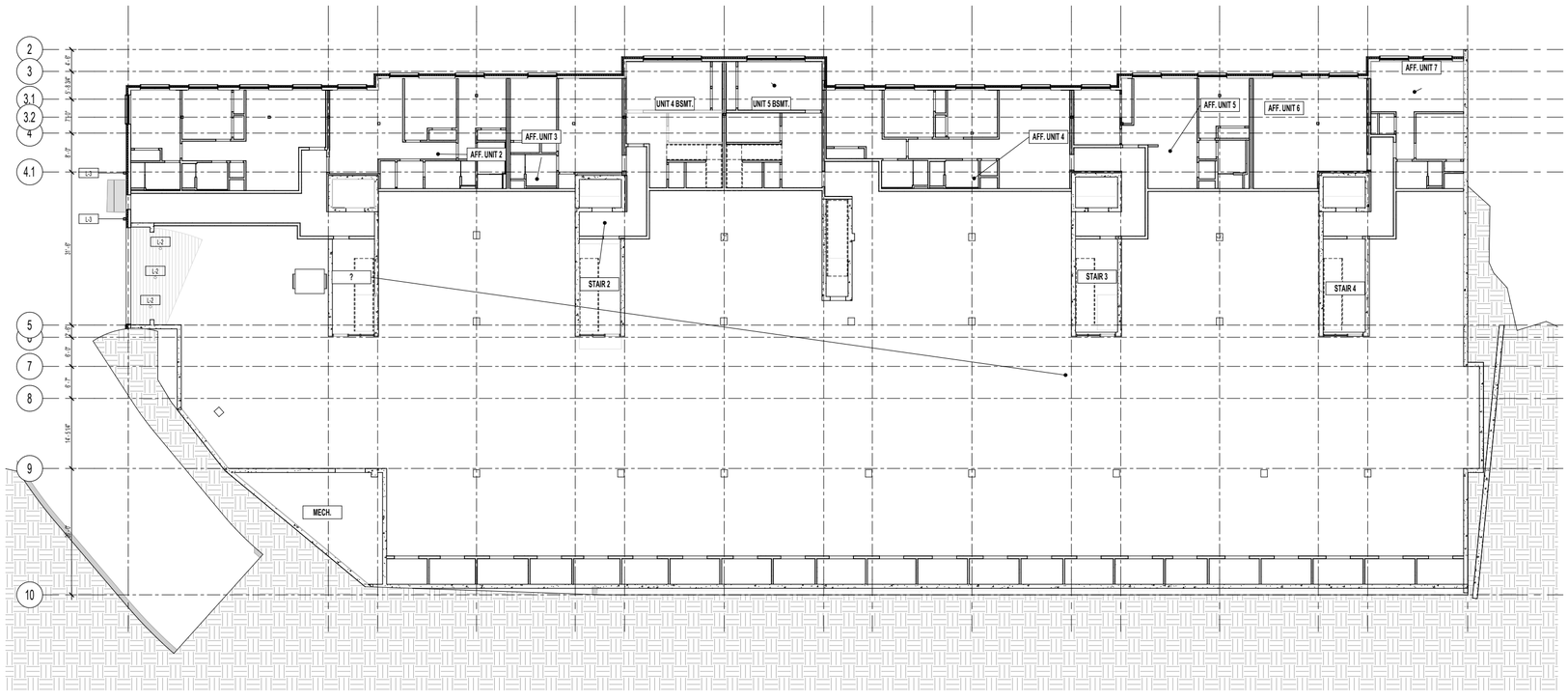
SCALE: 1 / 16" = 1' - 0"

LOT 53 – ROOF PLAN

LEVELS 1-3



BASEMENT



RCP LEGEND	
○	RECESSED LIGHT FIXTURE
□	EXTERIOR LIGHT FIXTURE
▭	CEILING-MOUNTED STRIP LIGHT

ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).

LOW VOLTAGE NOTES:
1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED)
2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED)

NOTE: INTERIOR LIGHTING NOT SHOWN.

0 4 8 16 32

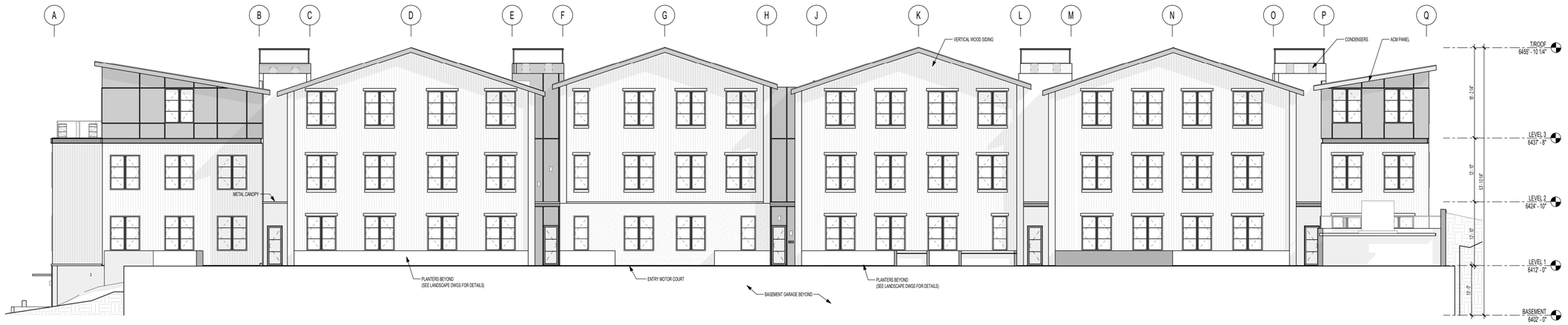
SCALE: 3/64" = 1' - 0"

LOT 53 – EXTERIOR LIGHTING PLANS

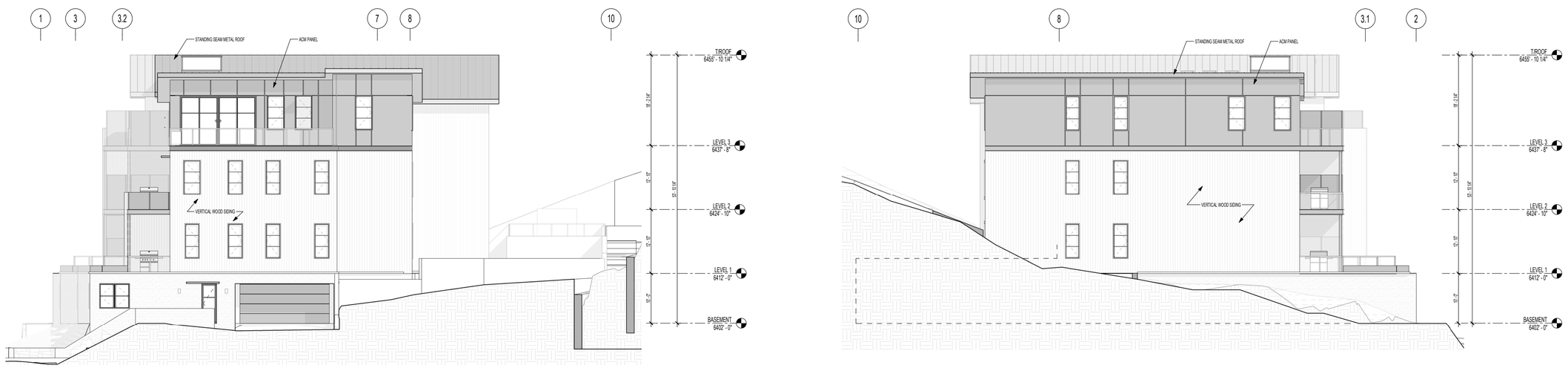
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"

LOT 53 – ELEVATIONS (REVISED)

E/W SECTION
LOOKING
SOUTH - 1



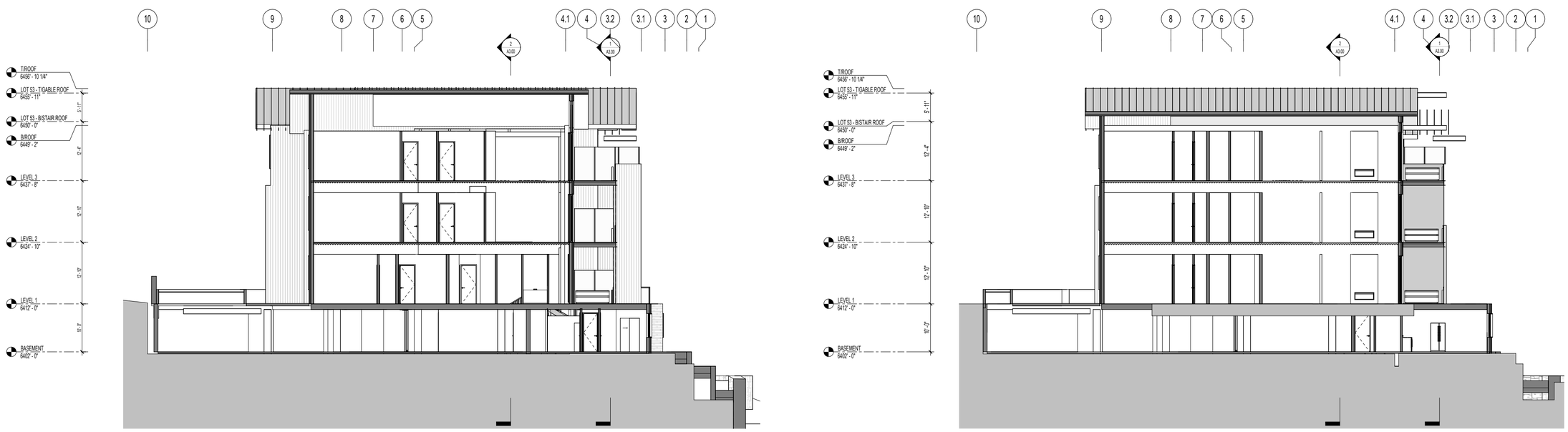
1 LOT 53 - E/W SECTION LOOKING SOUTH - 1
SCALE: 1/8" = 1'-0"

E/W SECTION
LOOKING
SOUTH - 2

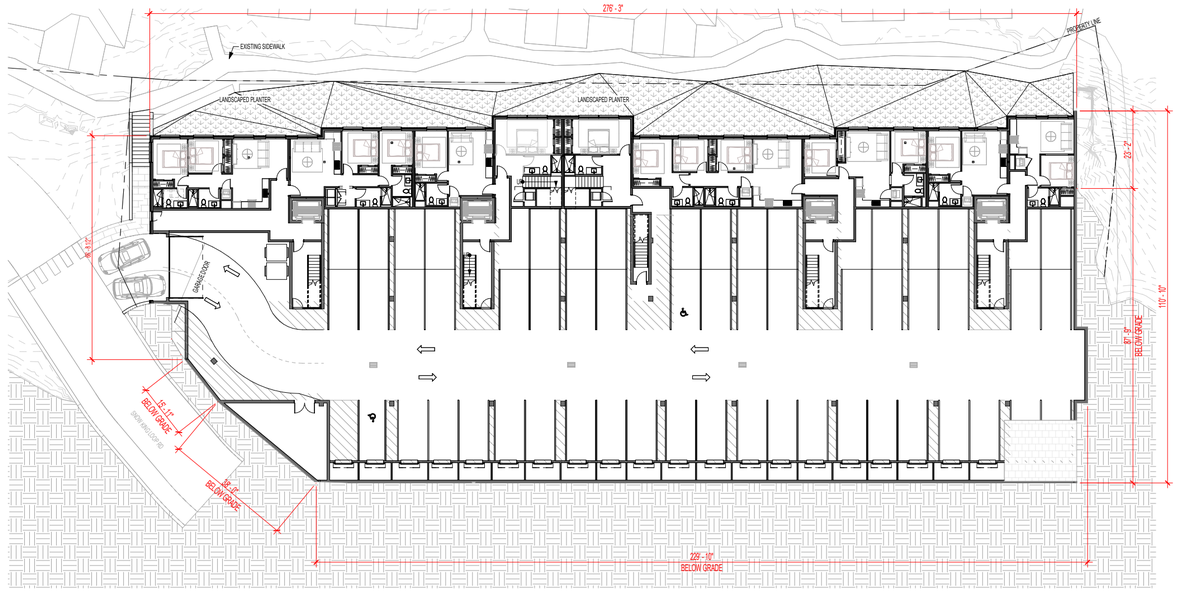


2 LOT 53 - E/W SECTION LOOKING SOUTH - 2
SCALE: 1/8" = 1'-0"

N/S SECTION
LOOKING
EAST - 1



LOT 53 – BUILDING SECTIONS (REVISED)



5 BASEMENT PLAN DIAGRAM
SCALE: 1/16" = 1'-0"

BASEMENT DEFINITION
1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
2. AT LEAST 50% OF THE PERMITER MUST MEET THIS REQUIREMENT.

LOT 53 SOUTH BUILDING
NORTH ELEVATION - 276'-3"
EAST ELEVATION - 110'-10" (87'-9" BELOW GRADE)
SOUTH ELEVATION - 229'-10" (229'-10" BELOW GRADE)
SOUTHWEST ELEVATION - 53'-11" (53'-11" BELOW GRADE)
WEST ELEVATION - 66'-8 1/2"

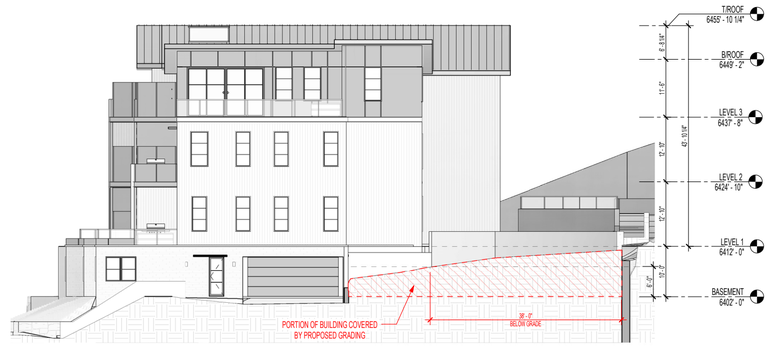
TOTAL PERIMETER = 737'-6 1/2" (371'-6" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 50%



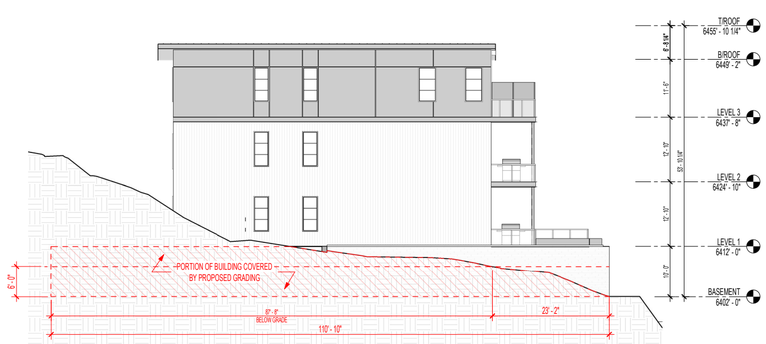
2 BASEMENT DIAGRAM - NORTH
SCALE: 3/32" = 1'-0"



1 BASEMENT DIAGRAM - SOUTH
SCALE: 3/32" = 1'-0"



3 BASEMENT DIAGRAM - WEST
SCALE: 3/32" = 1'-0"



4 BASEMENT DIAGRAM - EAST
SCALE: 3/32" = 1'-0"

0 4 8 16 32

LOT 53 – BASEMENT CALCULATIONS

NORTHWORKS

Lot 58

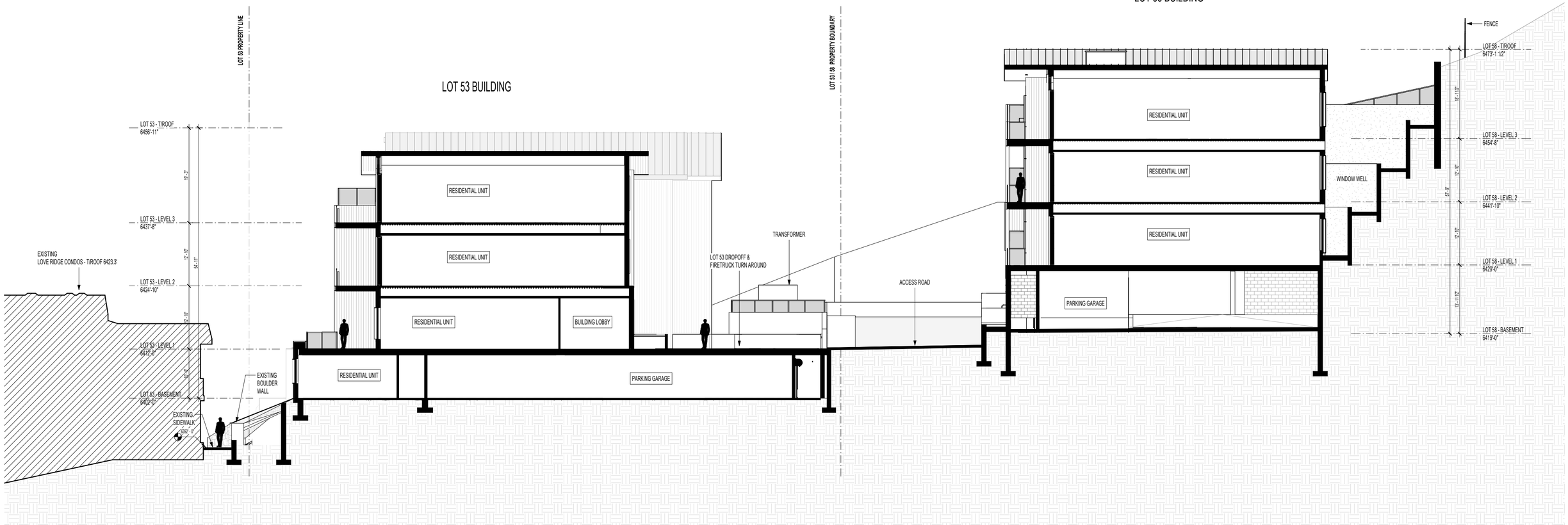


LOT 58 SITE PLAN – LANDSCAPE



LOT 58 SITE PLAN – CIVIL





SITE SECTION THROUGH LOT 53 & LOT 58, LOOKING EAST



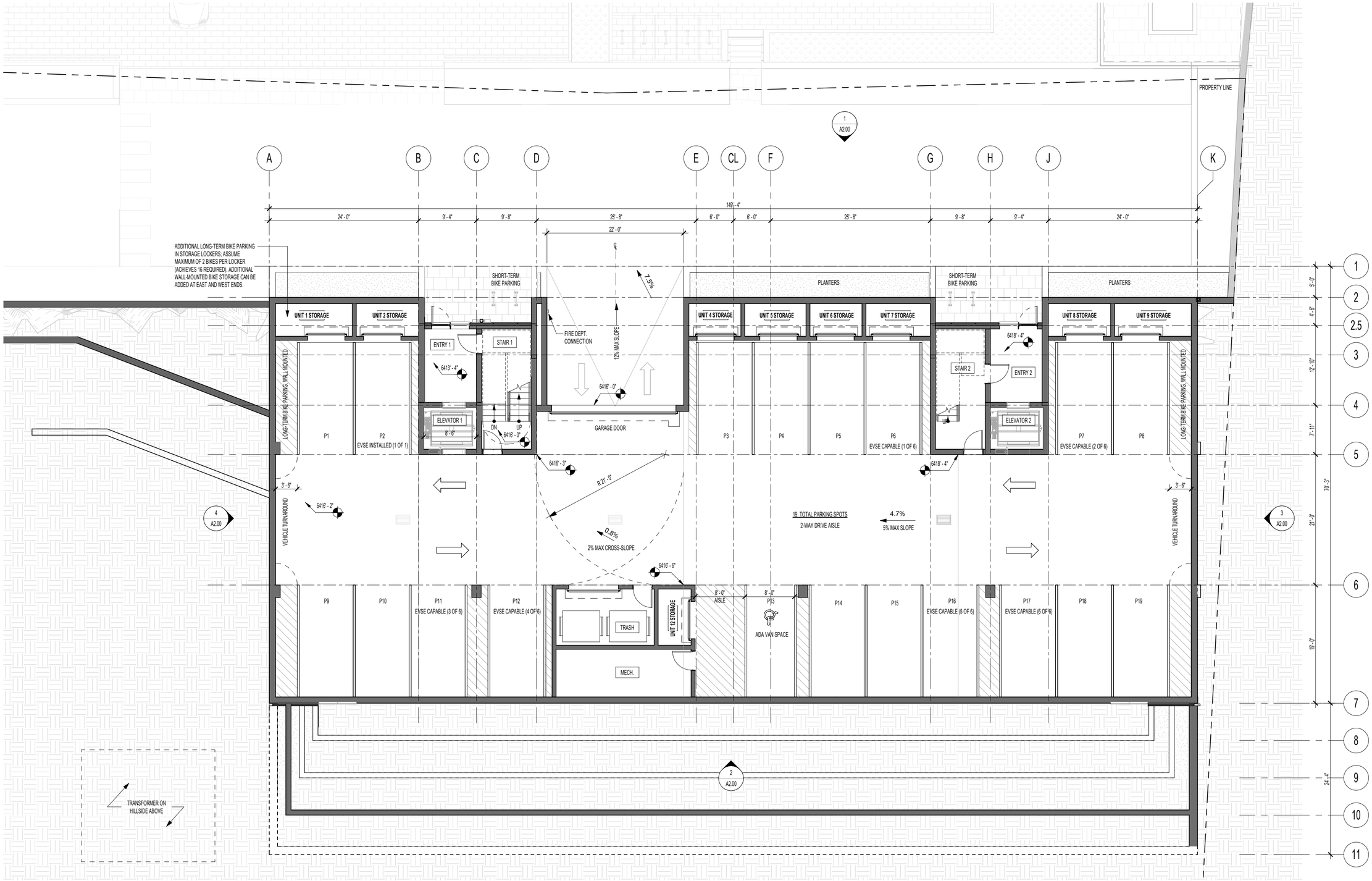
NORTH ELEVATION

LOT 58 – RENDERED ELEVATION

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 58 – BASEMENT FLOOR PLAN

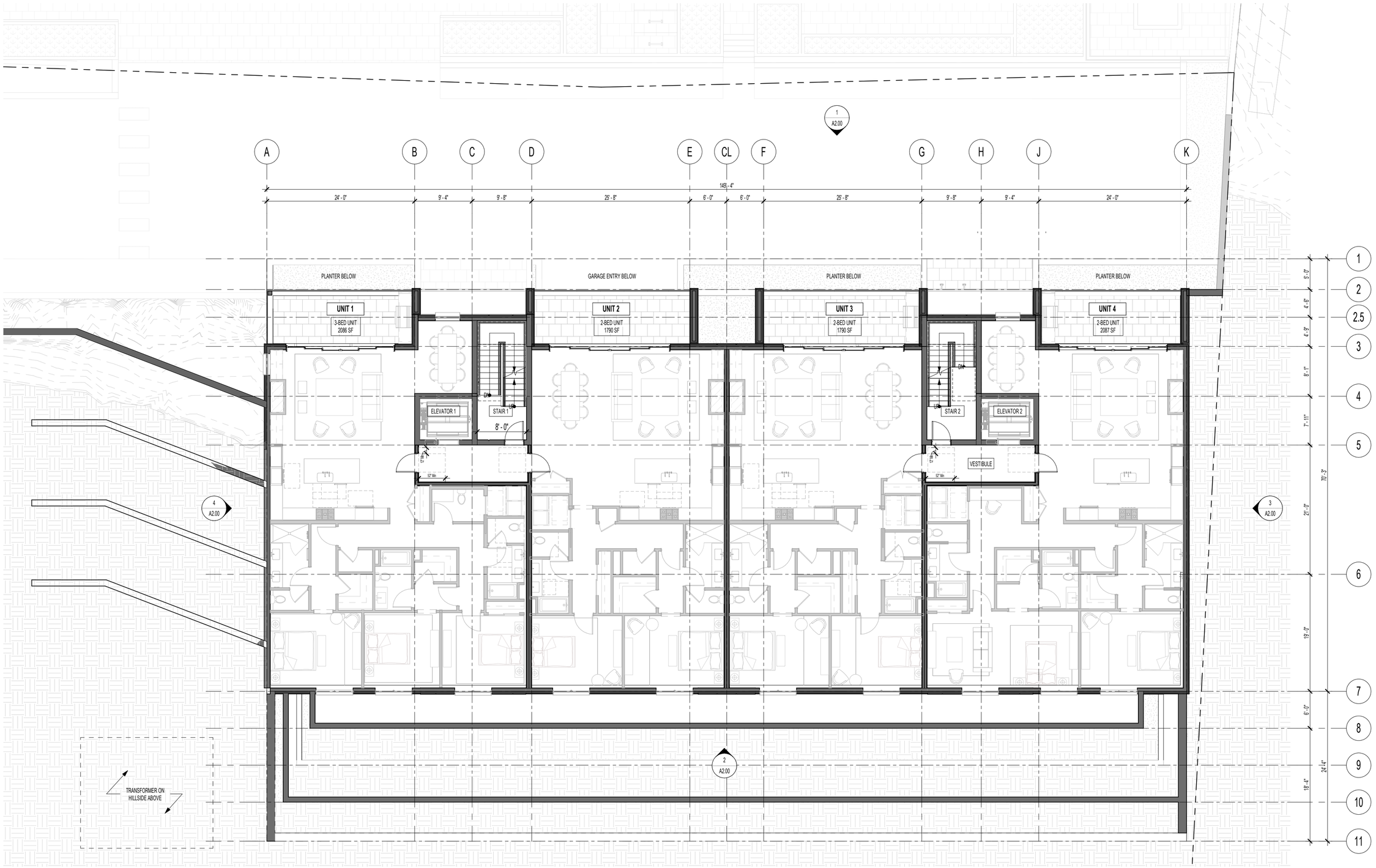
0 4 8 16

SCALE: 3/64" = 1' - 0"

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 58 – FIRST FLOOR PLAN

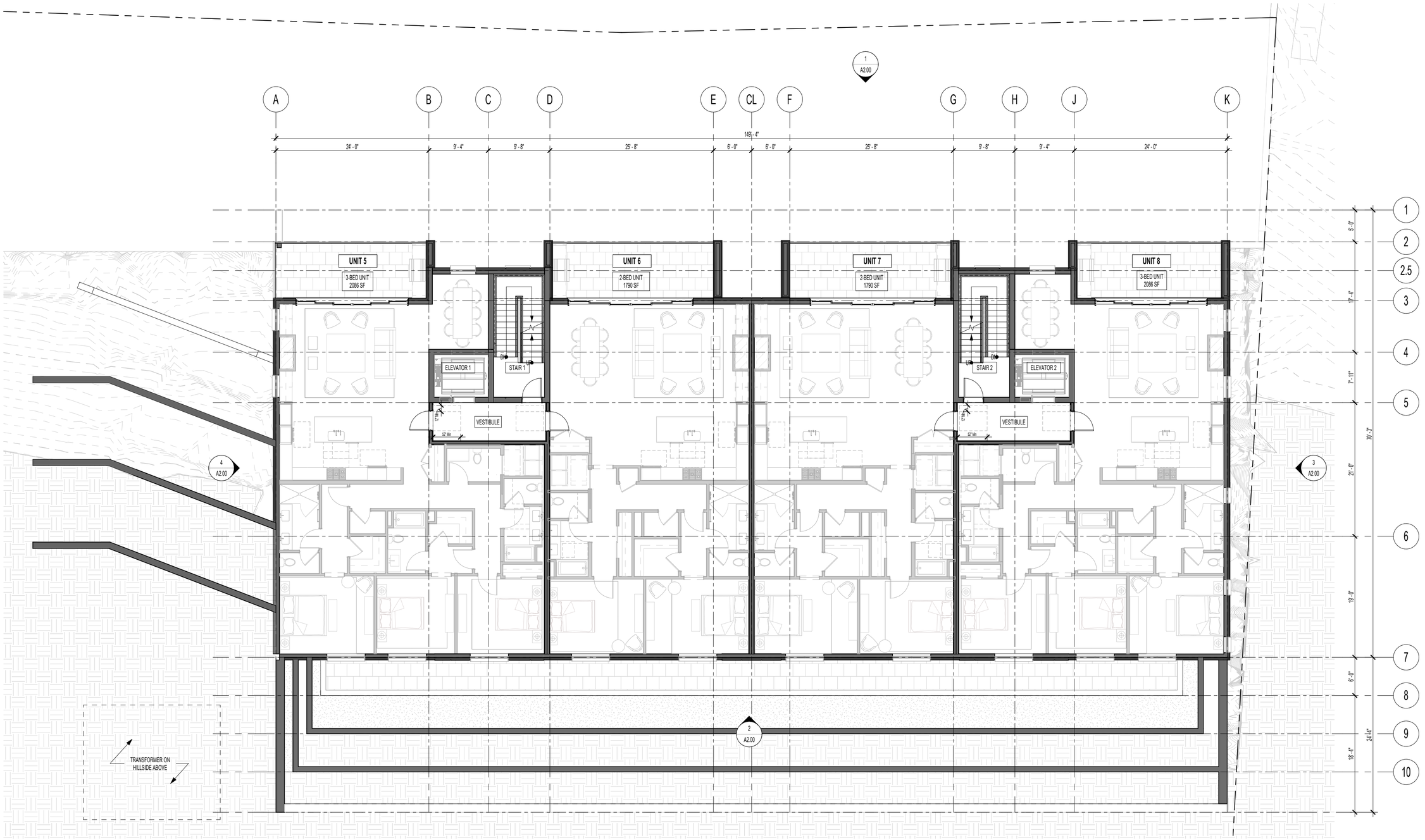
0 4 8 16

SCALE: 3/64" = 1' - 0"

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 58 – SECOND FLOOR PLAN

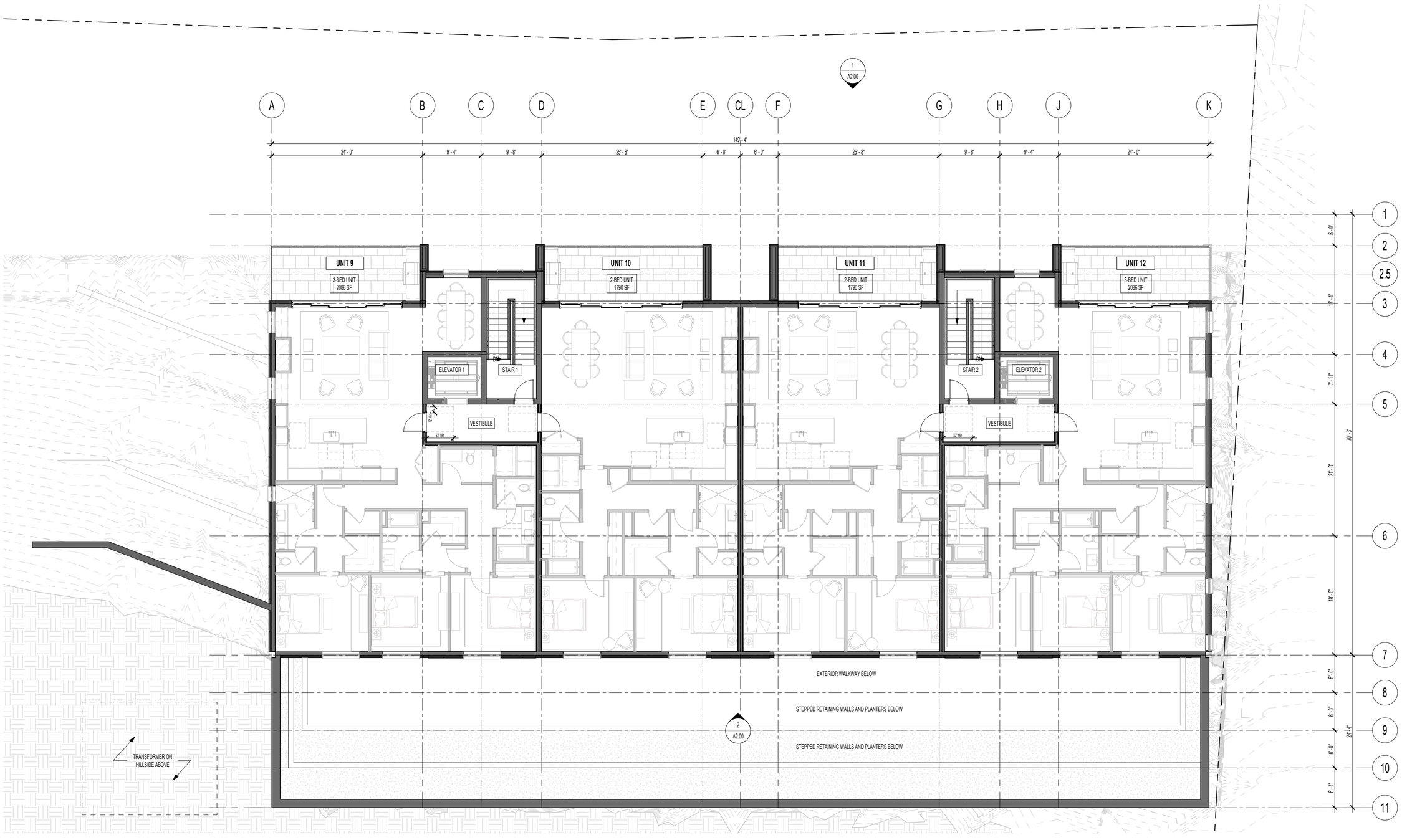
0 4 8 16

SCALE: 3/64" = 1' - 0"

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



0 4 8 16

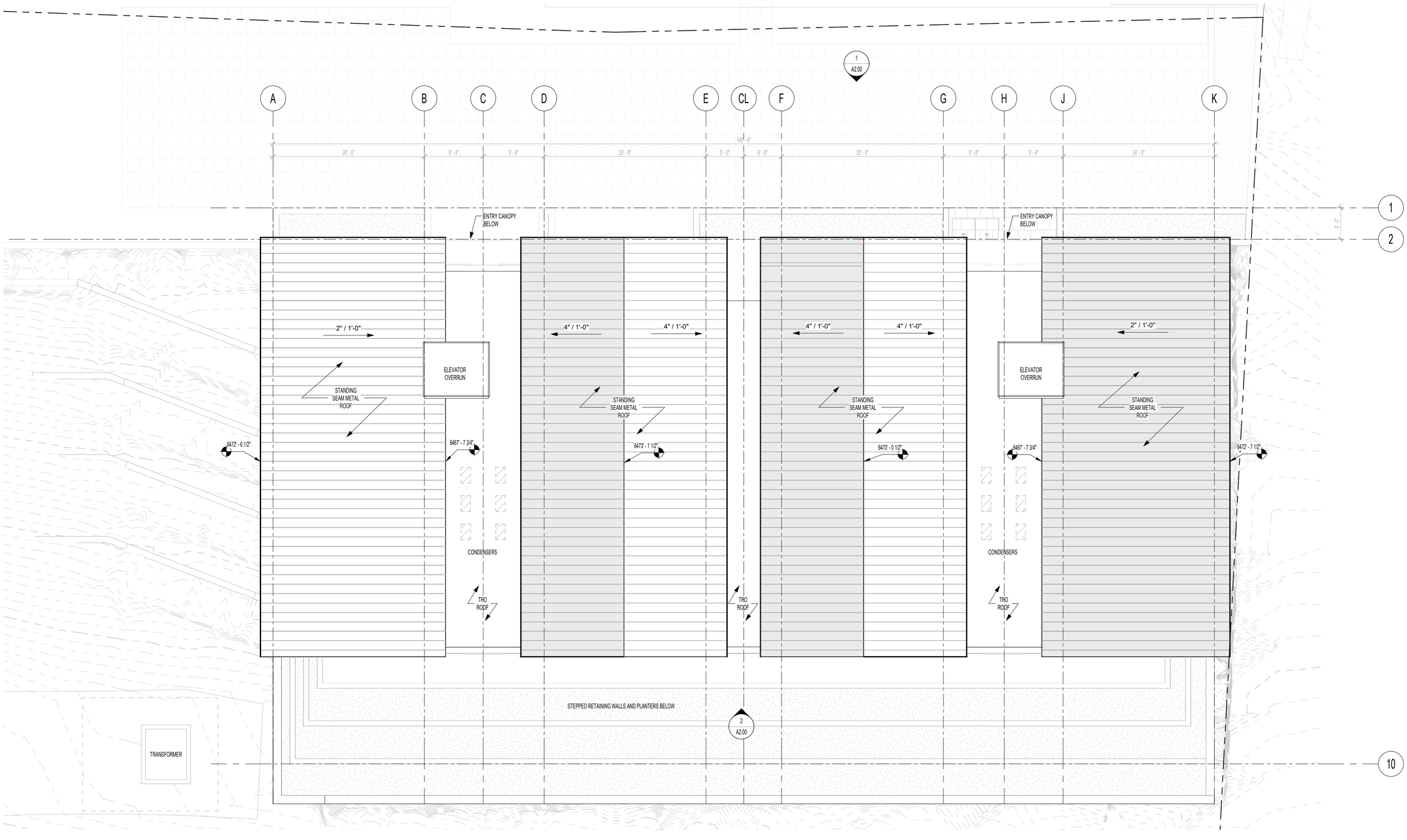
SCALE: 3/64" = 1' - 0"

LOT 58 – THIRD FLOOR PLAN

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

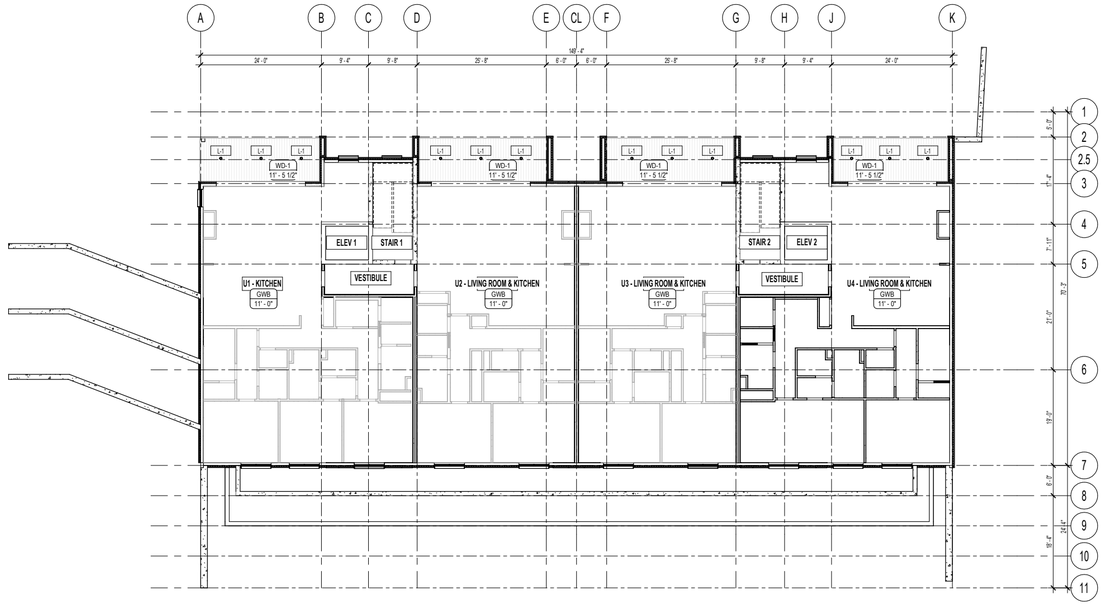
CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 58 – ROOF PLAN

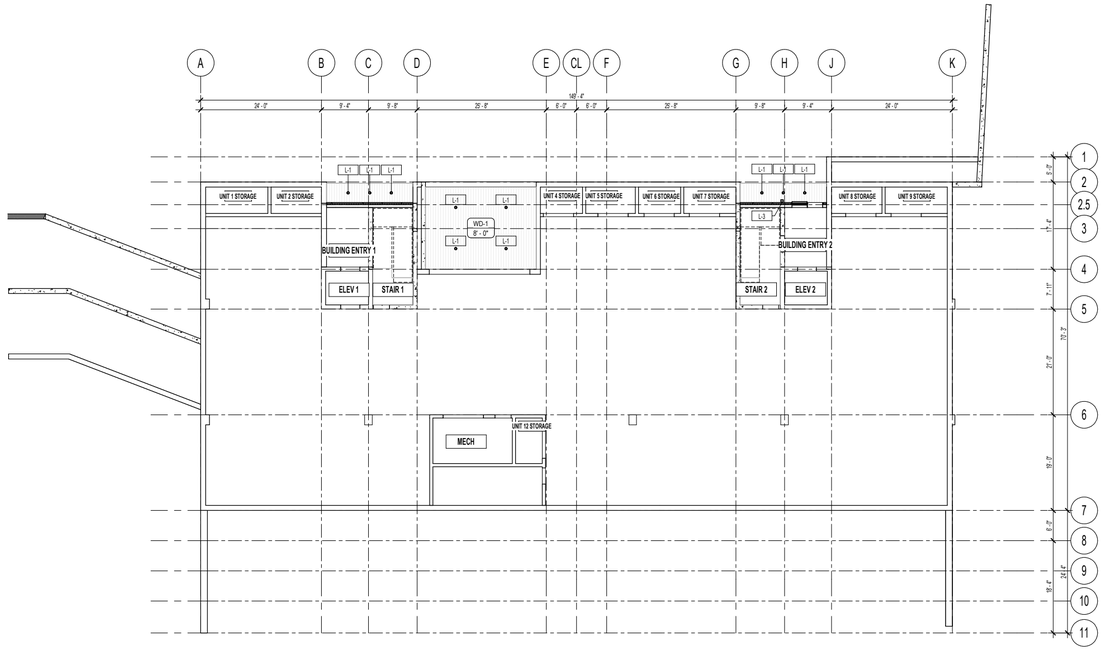
0 4 8 16

SCALE: 3/64" = 1' - 0"



2 REFLECTED CEILING PLAN - 1ST FLOOR PLAN
SCALE 3/32" = 1'-0"

0 4 8 16 32



1 REFLECTED CEILING PLAN - BASEMENT
SCALE 3/32" = 1'-0"

0 4 8 16 32

RCP LEGEND	
○	RECESSED LIGHT FIXTURE
▢	EXTERIOR LIGHT FIXTURE
═══	CEILING-MOUNTED STRIP LIGHT

ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).

LOW VOLTAGE NOTES:
1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED)
2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED)

NOTE: INTERIOR LIGHTING NOT SHOWN.

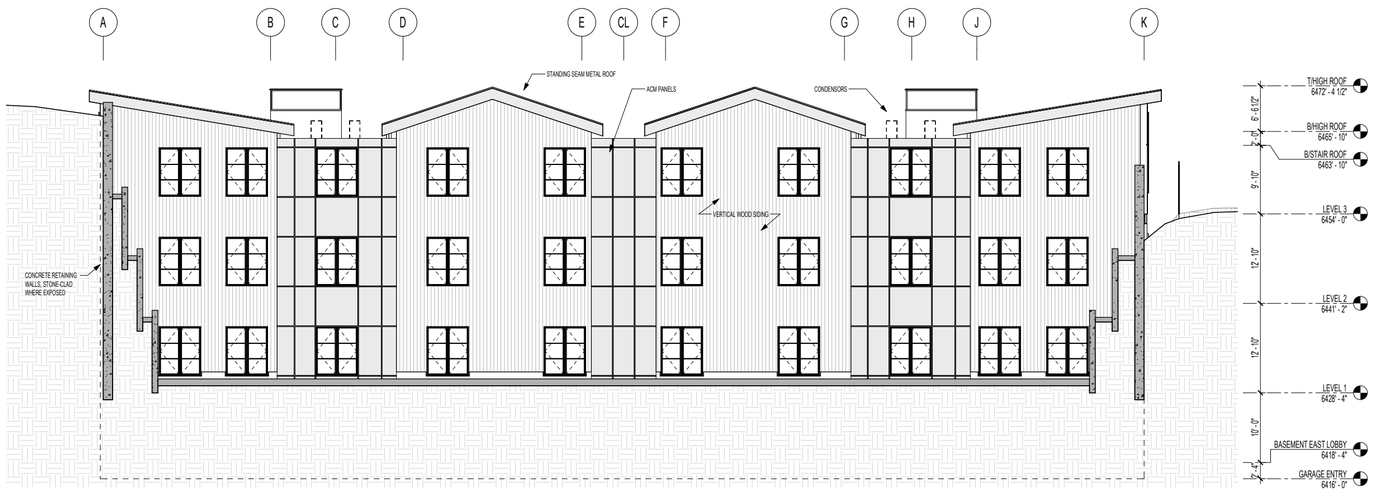
LOT 58 – EXTERIOR LIGHTING PLANS



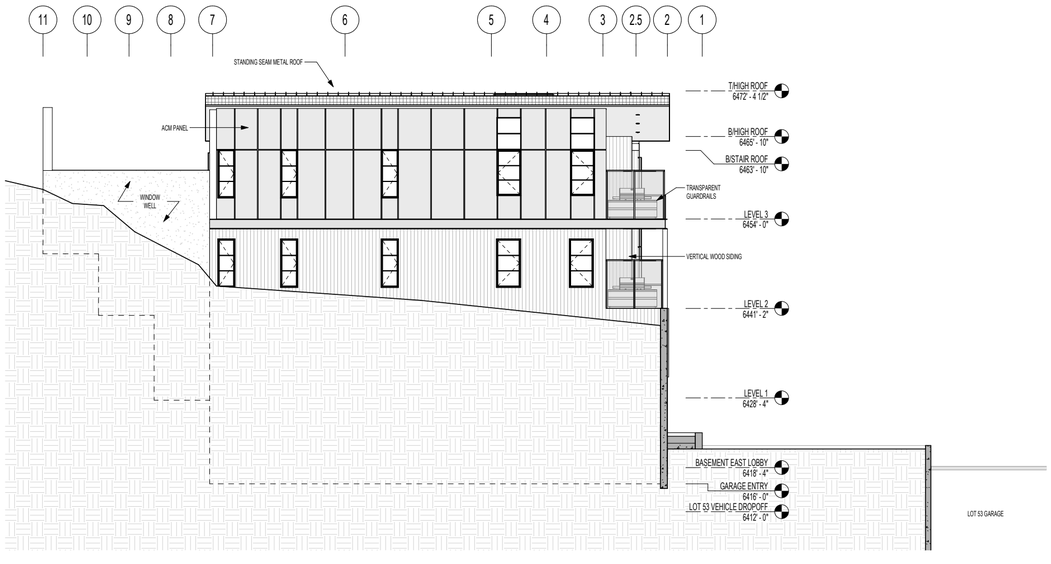
NORTH ELEVATION

MATERIAL LEGEND

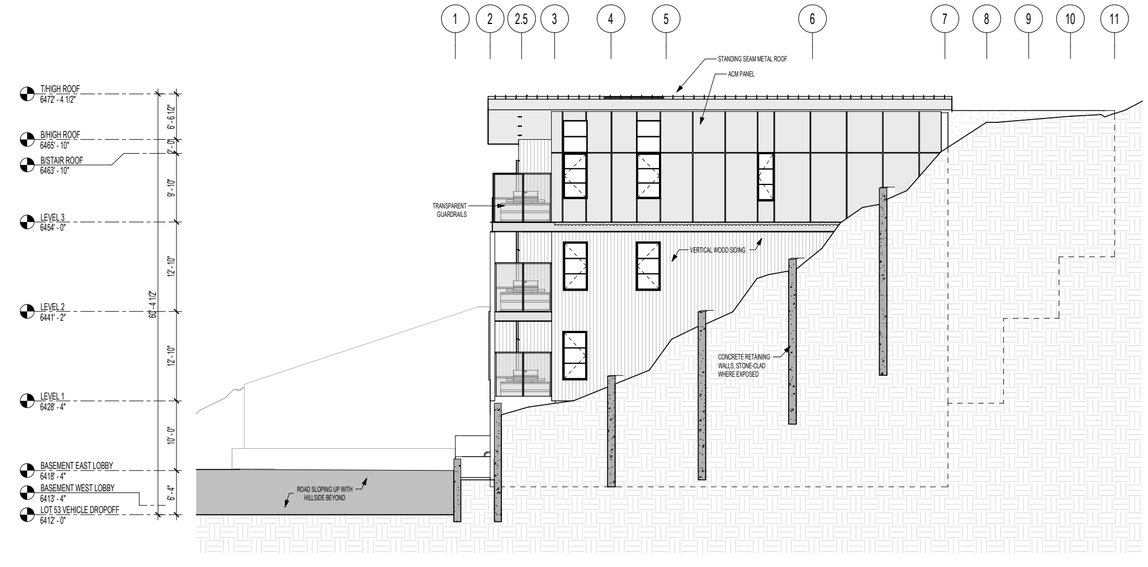
- VERTICAL WOOD SIDING
- HORIZONTAL WOOD SIDING
- ACM PANEL
- BOARD FORM CONCRETE



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

LOT 58 – ELEVATIONS

SCALE: 1 / 16" = 1' - 0"

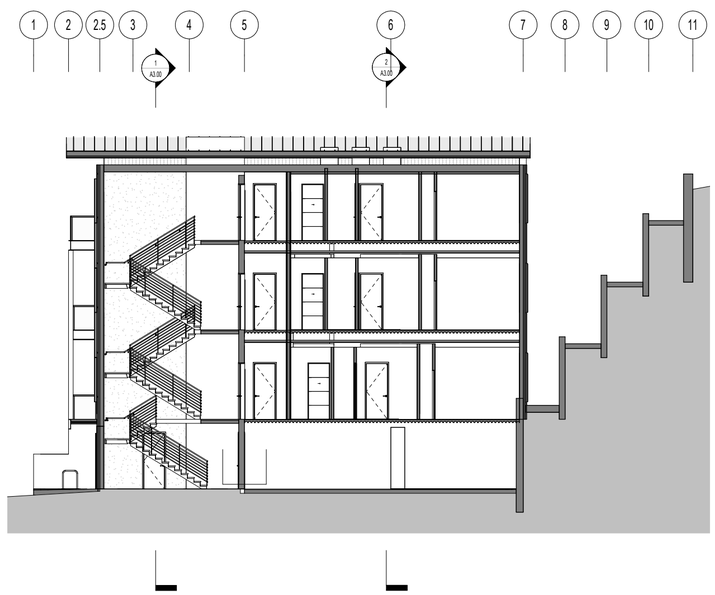
E/W SECTION LOOKING SOUTH - 1



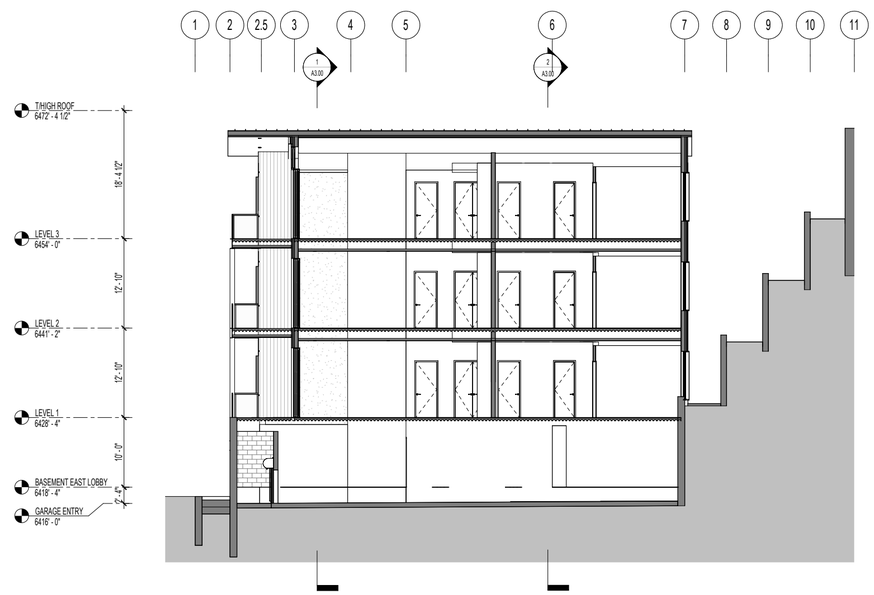
E/W SECTION LOOKING SOUTH - 2



N/S SECTION LOOKING EAST - 1



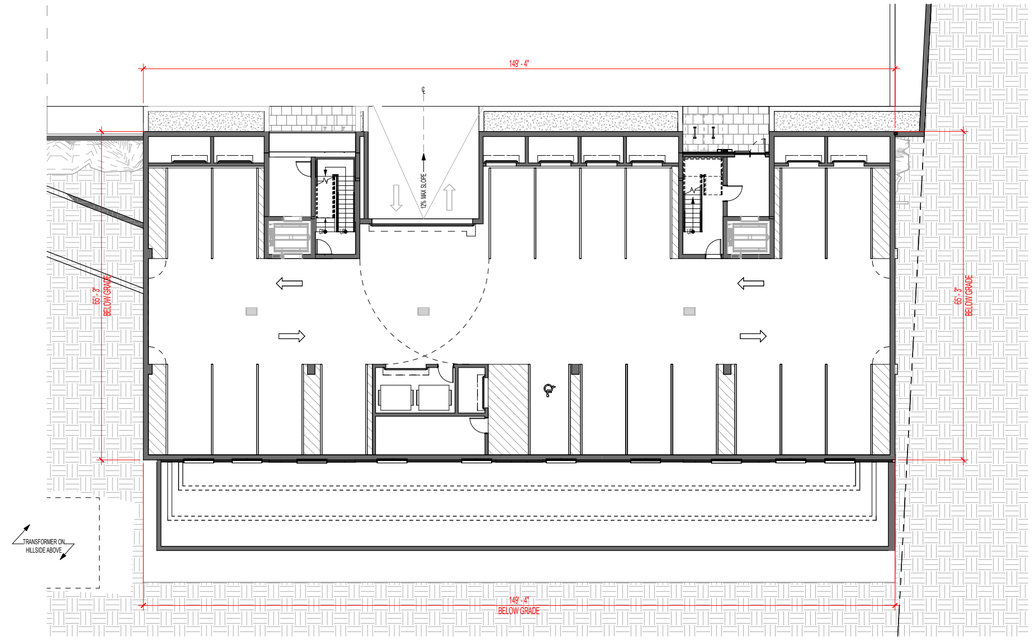
N/S SECTION LOOKING EAST- 2



LOT 58 – BUILDING SECTIONS

0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"



5 BASEMENT DEFINITION PLAN
SCALE: 3/32" = 1'-0"

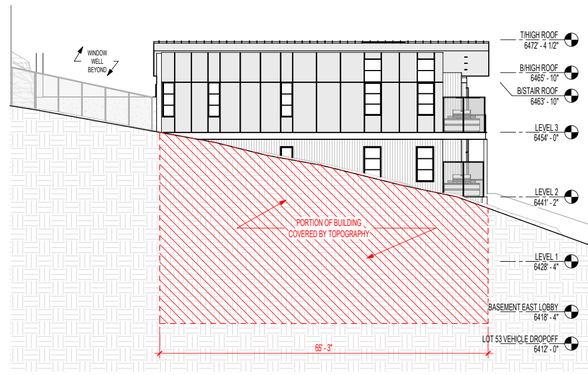
BASEMENT DEFINITION
1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
2. AT LEAST 50% OF THE PERMITER MUST MEET THIS REQUIREMENT.

LOT 58 BUILDING
NORTH ELEVATION - 149'-4"
EAST ELEVATION - 65'-3" (65'-3" BELOW GRADE)
SOUTH ELEVATION - 149'-4" (149'-4" BELOW GRADE)
WEST ELEVATION - 65'-3" (65'-3" BELOW GRADE)

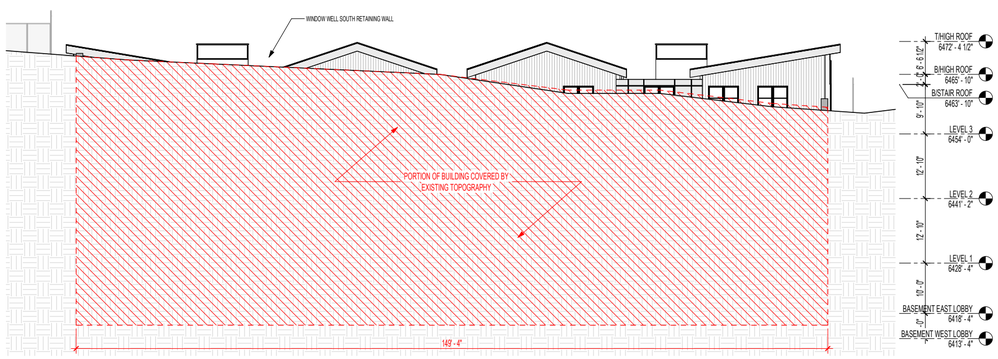
TOTAL PERIMETER = 429'-2" (279'-10" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 65%



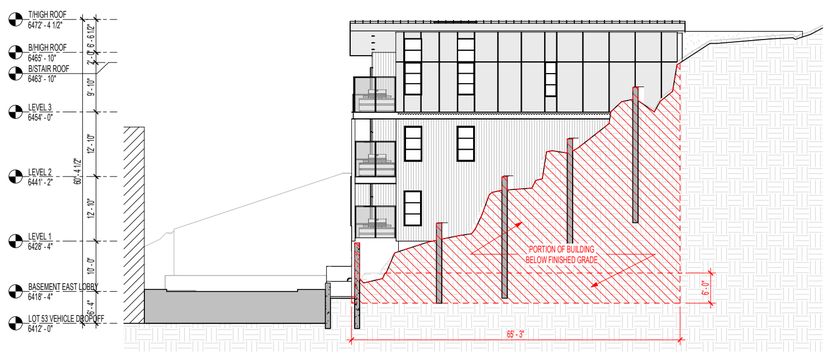
1 BASEMENT DEFINITION - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 BASEMENT DEFINITION - EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 BASEMENT DEFINITION - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



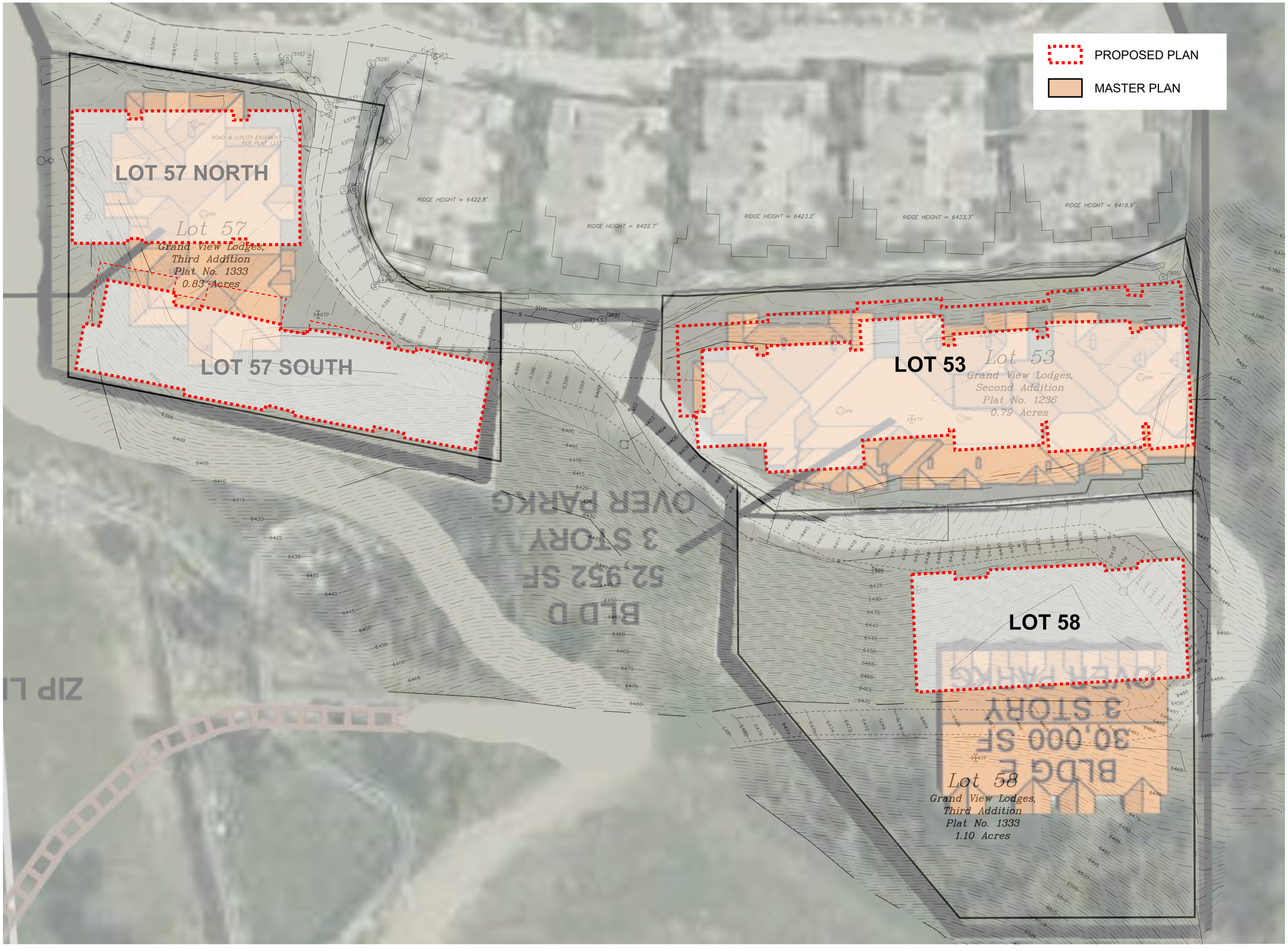
4 BASEMENT DEFINITION - WEST ELEVATION
SCALE: 3/32" = 1'-0"

0 4 8 16 32

LOT 58 – BASEMENT CALCULATIONS

NORTHWORKS

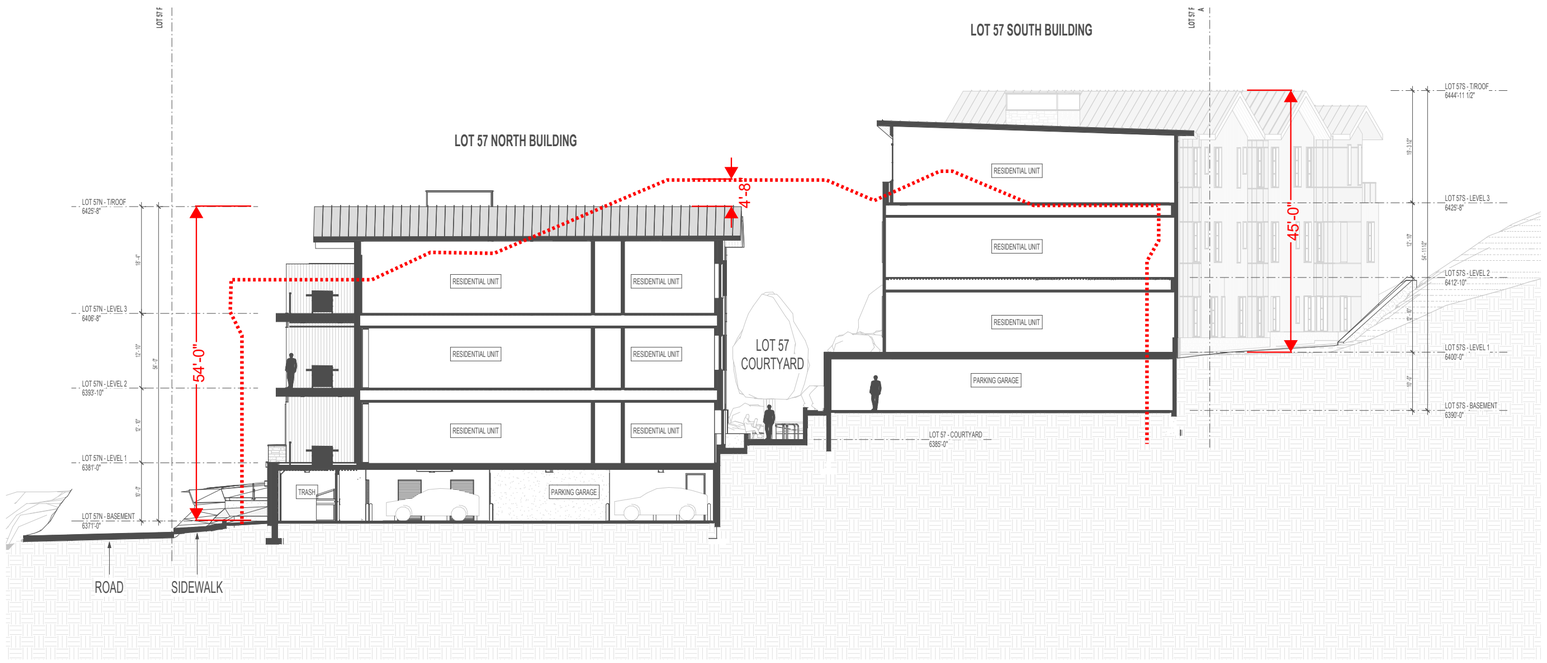
Master Plan Analysis



SITE PLAN OVERLAY – MASTER PLAN & NEW PROPOSAL

MASTER PLAN - WEST ELEVATION



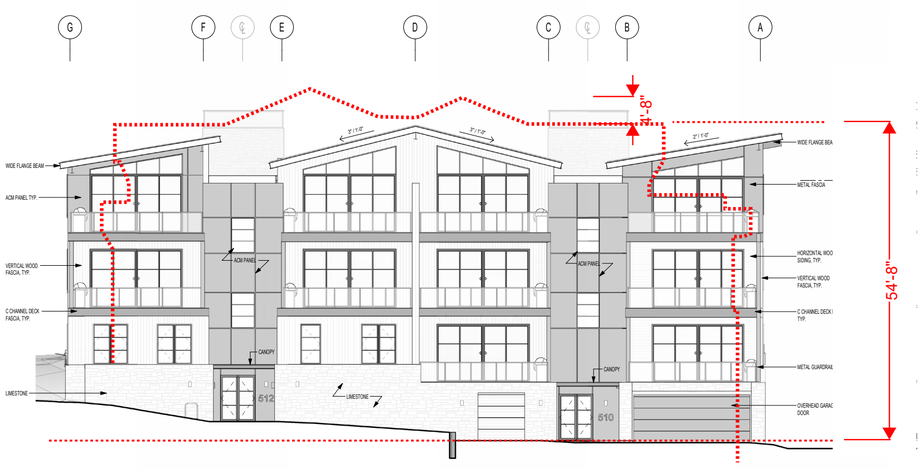


PROPOSED PLAN - WEST ELEVATION

The original Master Plan design for Lot 57 did not account for garage access from the road with allowable road slopes. Our proposal splits the site into 2 buildings to solve this issue, while maintaining a scale that matches that of the original design.

MASTER PLAN - NORTH ELEVATION





PROPOSED PLAN - NORTH ELEVATION

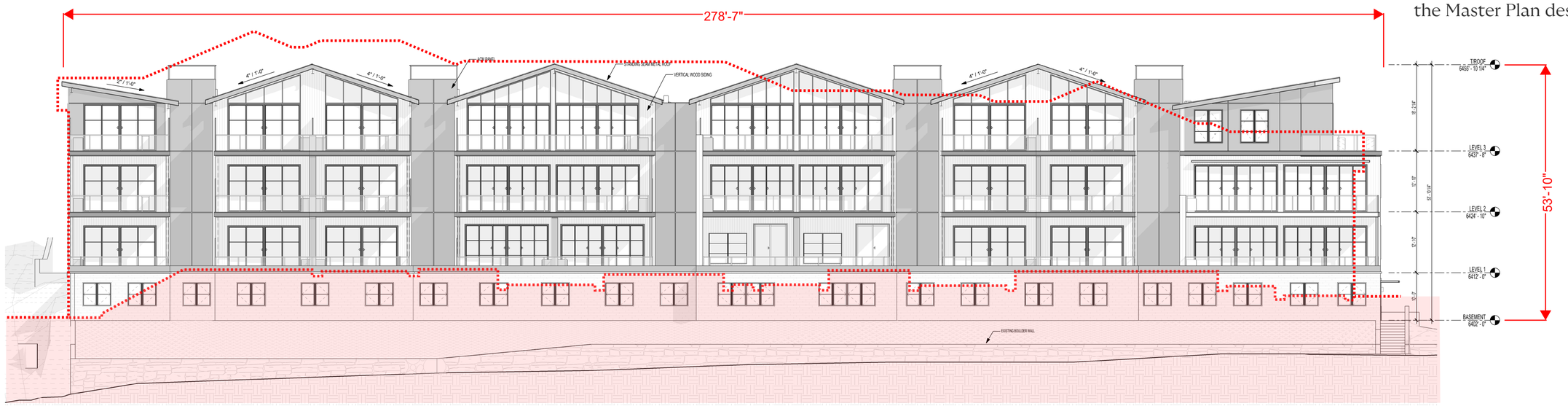
LOT 57 MASTER PLAN VS. NEW PROPOSAL



MASTER PLAN - NORTH ELEVATION

This design would have created a very tall retaining wall along the Grand View condos.

The proposed design at Lot 53 is shorter on average than the Master Plan design.



PROPOSED PLAN - NORTH ELEVATION



MASTER PLAN - WEST ELEVATION

LOT 53 MASTER PLAN VS. NEW PROPOSAL



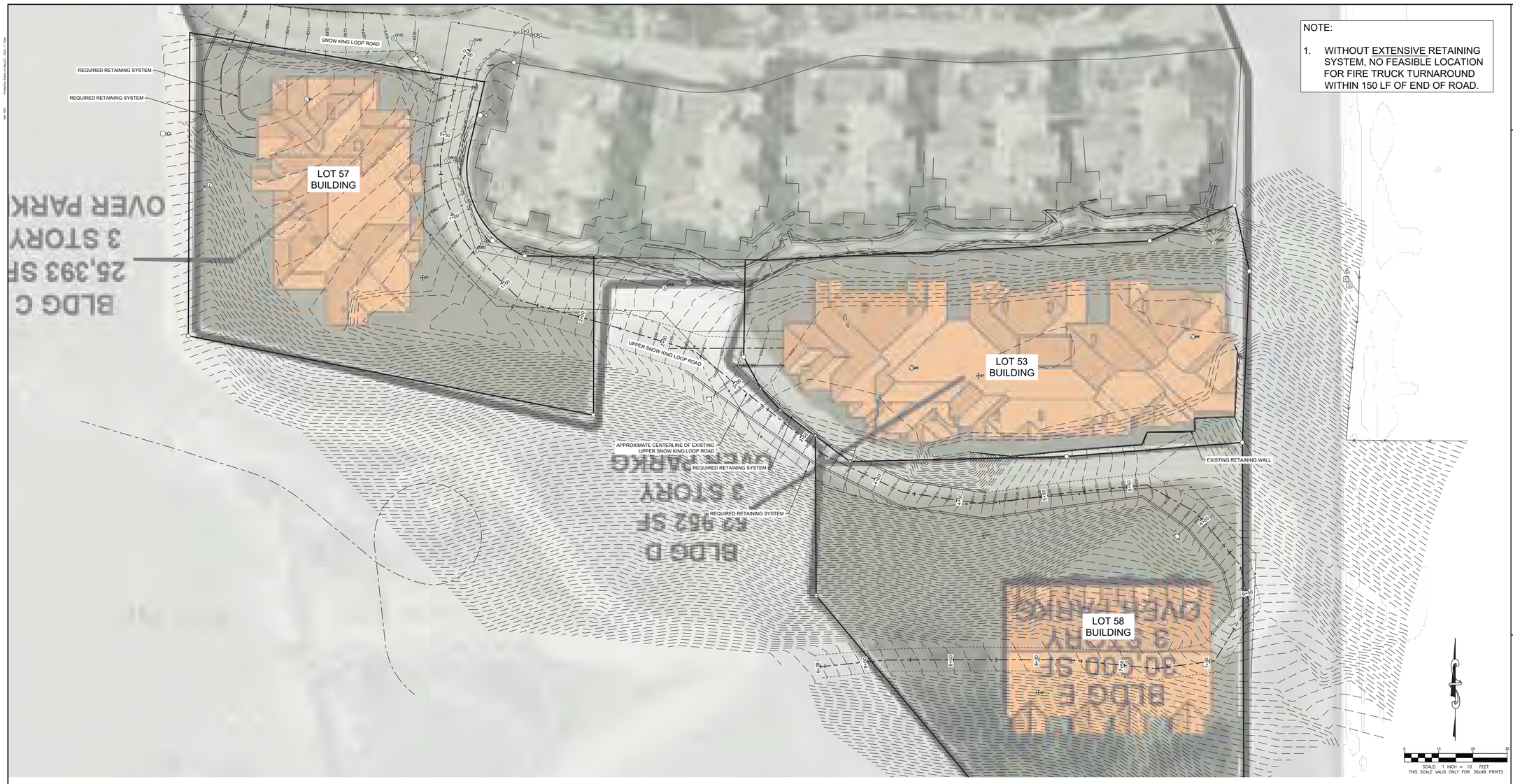
MASTER PLAN - SITE SECTION

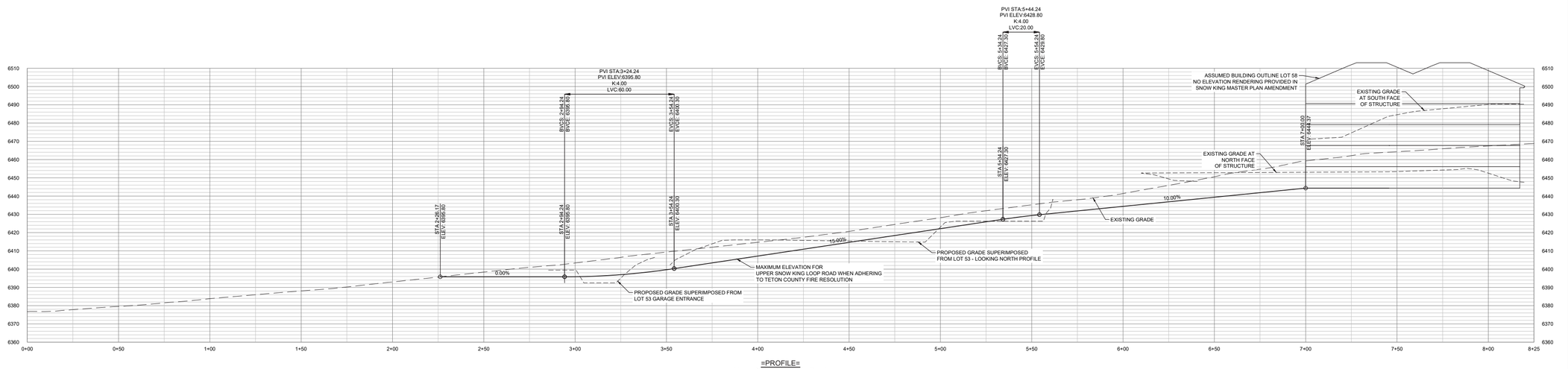
PROPOSED PLAN - SITE SECTION

LOT 53 AND LOT 58 – MASTER PLAN VS. NEW PROPOSAL – SITE SECTION

NOTE:

1. WITHOUT EXTENSIVE RETAINING SYSTEM, NO FEASIBLE LOCATION FOR FIRE TRUCK TURNAROUND WITHIN 150 LF OF END OF ROAD.





=PROFILE=
Upper Snow King Loop Road
SCALE: HORIZONTAL: 1"=10
VERTICAL 1"=10

– PRELIMINARY –
SUBJECT TO CORRECTION
AND APPROVAL

JORGENSEN
KEMMERER, WYOMING
307.877.9093
www.jorgeng.com

PROJECT TITLE:
SNOW KING - BEAR DEVELOPMENT

SHEET TITLE:
SNOW KING MASTER PLAN AMENDMENT - SUB-AREA 3
SITE OVERVIEW ANALYSIS

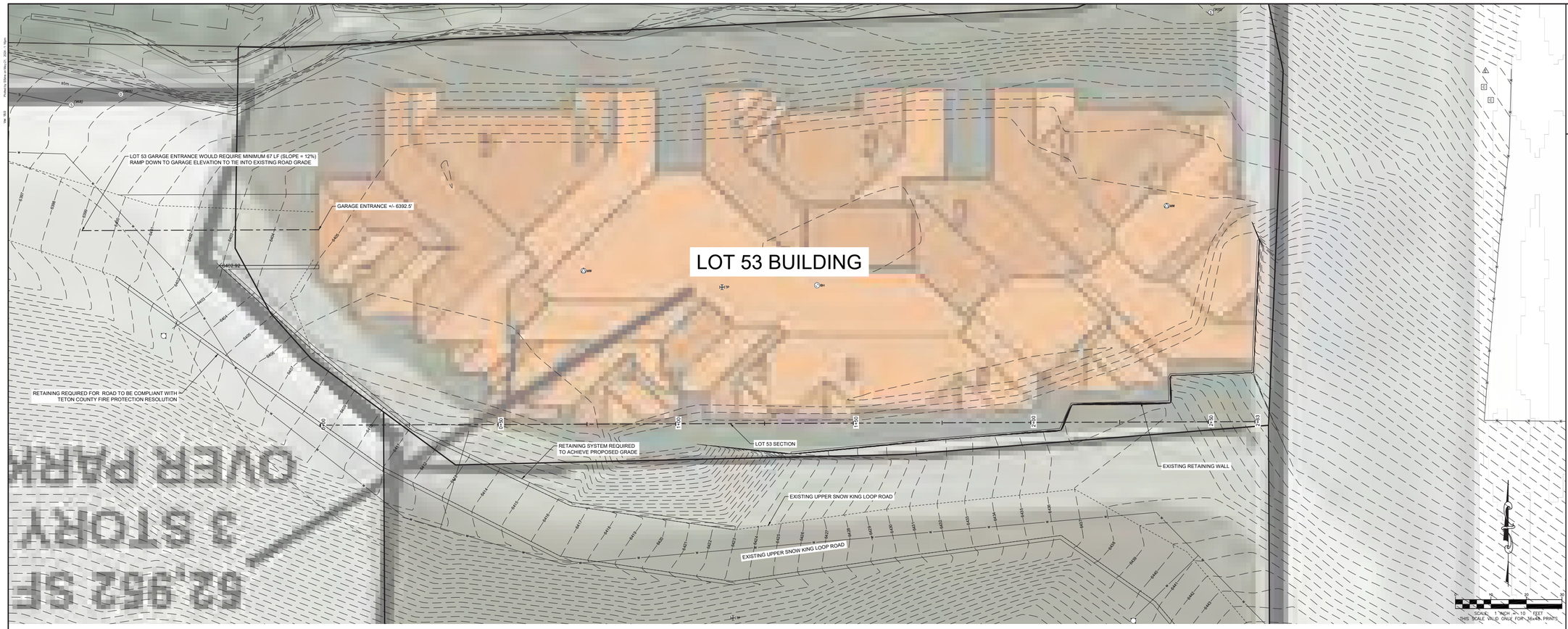
DESIGNED BY:	SS
REVIEWED BY:	JL
PLAN VERSION	DATE
EXHIBIT	2024-05-21

PROJECT NUMBER
23072

SHEET
1

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MASTER PLAN – CIVIL ENGINEER COMMENTARY





=PROFILE=
Lot 53 XS-Looking North
SCALE: HORIZONTAL 1"=10
VERTICAL 1"=10

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
KEMMERER, WYOMING
307.877.9093
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PROJECT TITLE:
SNOW KING - BEAR DEVELOPMENT

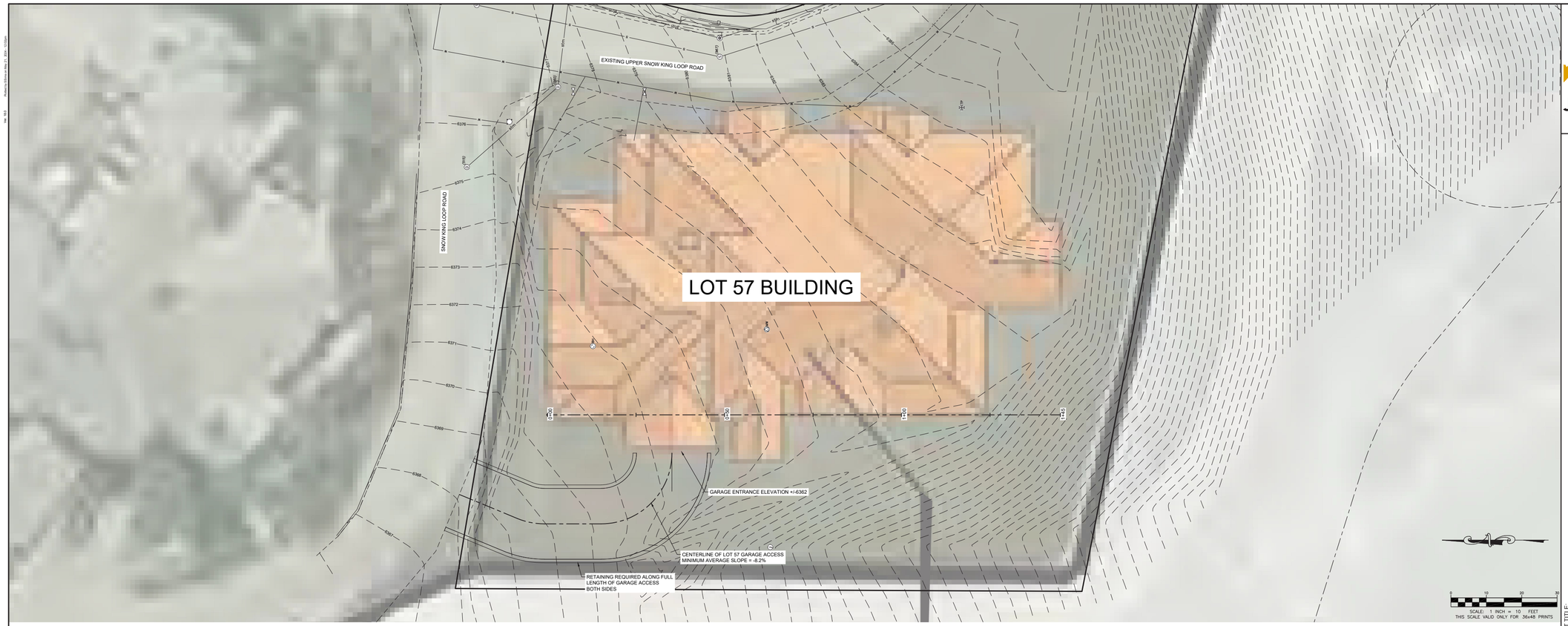
SHEET TITLE:
SNOW KING MASTER PLAN AMENDMENT - SUB-AREA 3
LOT 53 ANALYSIS

DESIGNED BY:	SS
REVIEWED BY:	JL
PLAN VERSION	DATE
EXHIBIT	2024-05-21

PROJECT NUMBER
23072

SHEET
2

MASTER PLAN – CIVIL ENGINEER COMMENTARY





=PROFILE=
Lot 57 - Looking East
SCALE: HORIZONTAL 1"=10
VERTICAL 1"=10

– PRELIMINARY –
SUBJECT TO CORRECTION
AND APPROVAL

JORGENSEN
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307.877.9093
www.jorgeng.com

PROJECT TITLE
SNOW KING - BEAR DEVELOPMENT

SHEET TITLE
SNOW KING MASTER PLAN AMENDMENT - SUB-AREA 3
LOT 57 ANALYSIS

DESIGNED BY:	SS
REVIEWED BY:	JL
PLAN VERSION	DATE
EXHIBIT	2024-05-21

PROJECT NUMBER
23072

SHEET
3

MASTER PLAN – CIVIL ENGINEER COMMENTARY

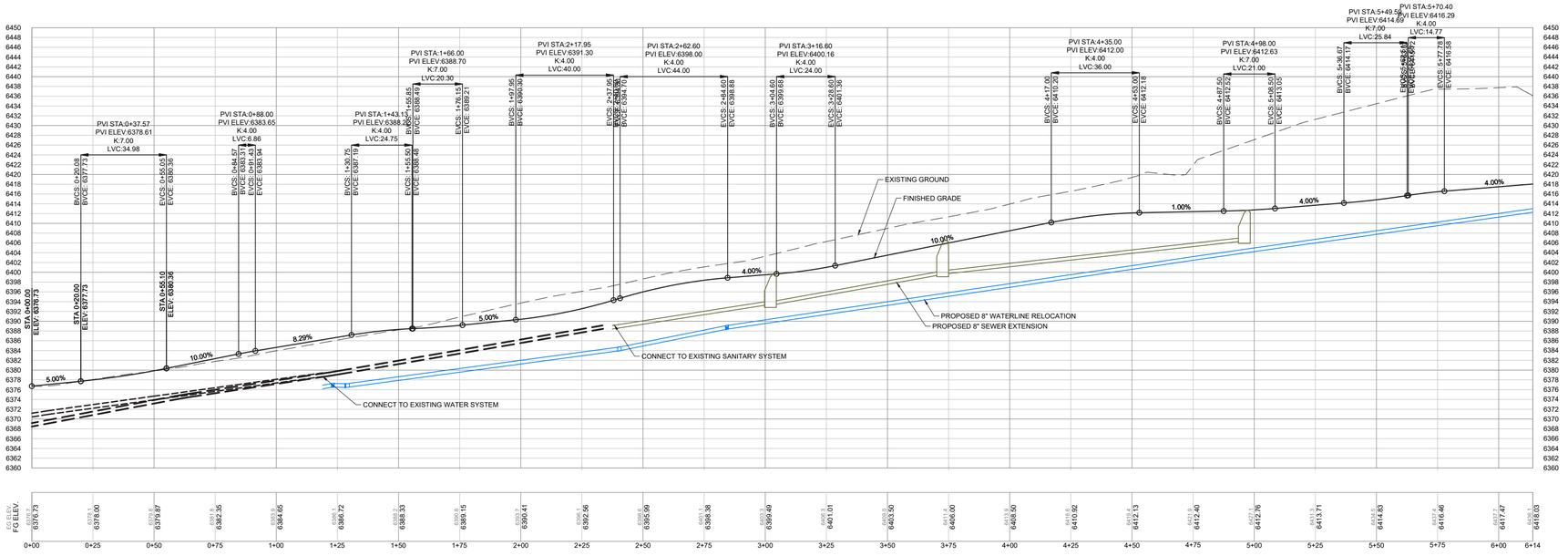
NORTHWORKS

Civil & Landscape Details



NOTE:

REFER TO RESPONSE TO TOWN ENGINEERING COMMENTS DATED 2/3/2025, CONDITIONS OF APPROVAL C. LDR 5.7.2.A FOR DISCUSSION OF ROAD STEEPNESS, FIRE APPARATUS TURN AROUND AND DEVELOPMENT ROAD CONNECTION TO THE EAST.



=PROFILE=
UPPER SNOW KING LOOP ROAD
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=10'

NORTHWORKS

185 E. Hansen Avenue
T 307-201-5324
Jackson, Wyoming 83001
www.nwkz.com

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION
3	2025-04-28	DEVELOPMENT PLAN REVISION 2
4	2025-06-27	DEVELOPMENT PLAN REVISION 3

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

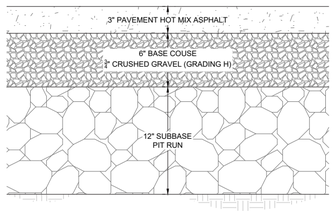
23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number

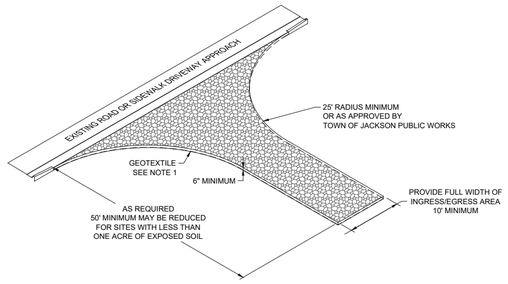
C2.3

Drawing Name

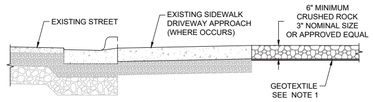
UPPER SNOW KING LOOP PLAN & PROFILE



PAVEMENT SECTION
NOT TO SCALE



CONSTRUCTION ENTRANCE ISOMETRIC VIEW

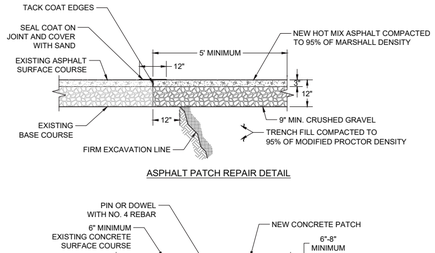


CONSTRUCTION ENTRANCE SECTION

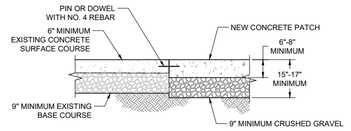
NOTE

1. PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION UNDER THE CRUSHED ROCK FROM THE EDGE OF THE EXISTING ROADWAY OR SIDEWALK TO THE RADIUS RETURNS, OR AS DIRECTED BY PUBLIC WORKS.
2. ENTRANCE SHALL BE REMOVED ABD RECONSTRUCTED AS REQUIRED TO PREVENT EXCESS TRACKING OF MATERIALS INTO RIGHT-OF-WAY, OR WHEN DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE TOJ ST-119



ASPHALT PATCH REPAIR DETAIL

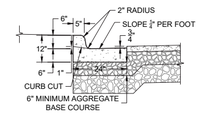


CONCRETE PATCH REPAIR DETAIL

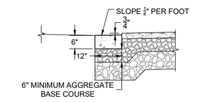
NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN ½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

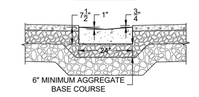
CONCRETE AND ASPHALT PATCH DETAIL
NOT TO SCALE TOJ ST-118



VERTICAL CURB



RIBBON CURB

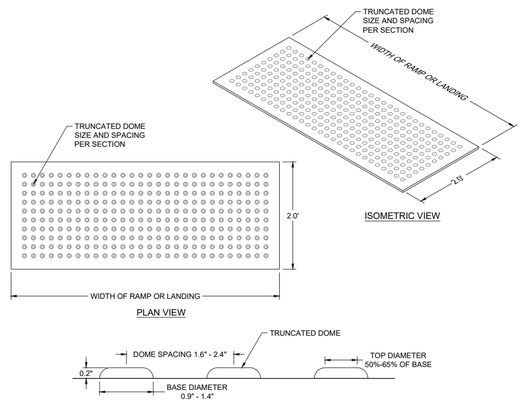


2' WIDE VALLEY GUTTER

NOTE

1. CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. ROLL CURB SHALL NOT BE ALLOWED.

CURB SECTION DETAIL
NOT TO SCALE TOJ ST-110 mod

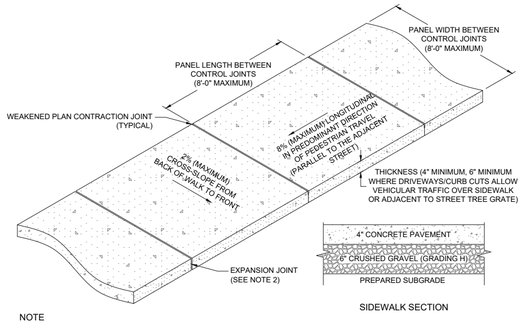


TRUNCATED DOME SECTION

NOTE

1. DETECTABLE WARNING PANELS SHALL BE RED BRICK COLORED CAST IRON
2. PANELS PLACED ON PUBLIC SIDEWALKS SHALL BE PROVIDED BY TOWN OF JACKSON

DETECTABLE WARNING PANEL DETAIL
NOT TO SCALE

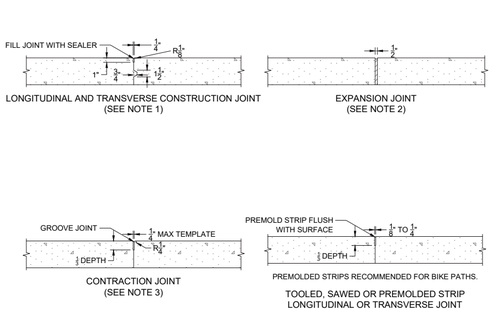


SIDEWALK SECTION

NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

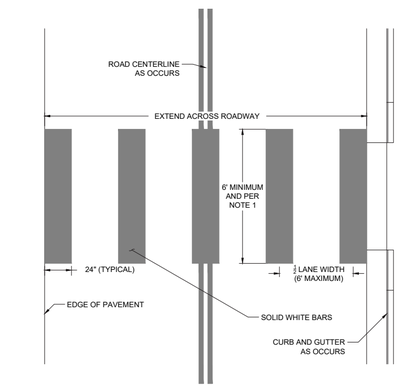
TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE TOJ ST-127



NOTES

1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
2. ¼" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRETCHES.
3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLABLE CRACKING OCCURS. MAXIMUM DISTANCE BETWEEN JOINTS IS 8'. MINIMUM DISTANCE IS 4'.
4. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)

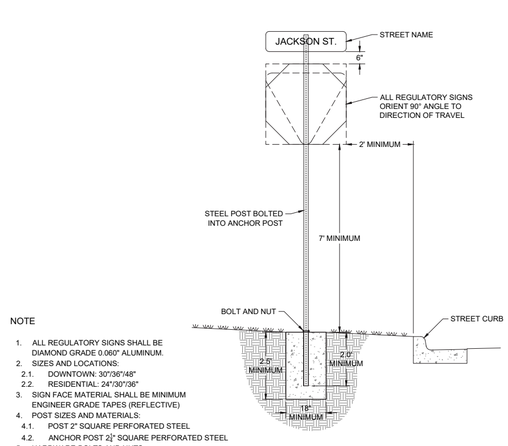
PAVING AND CONCRETE JOINT DETAILS
NOT TO SCALE



NOTE

1. CROSSWALK WIDTH SHALL BE 2' WIDER THAN THE WIDEST APPROACH SIDEWALK.
2. TO REDUCE WEAR, SPACE CROSSWALK LINES TO AVOID VEHICLE WHEEL PATHS. GENERALLY LOCATE CROSSWALK LINES AT THE EDGE AND CENTER OF LANES.
3. ROAD SURFACE SHALL BE CLEANED THOROUGHLY WITH A PRESSURE WASHER AND ALLOWED TO DRY COMPLETELY PRIOR TO PAINTING.

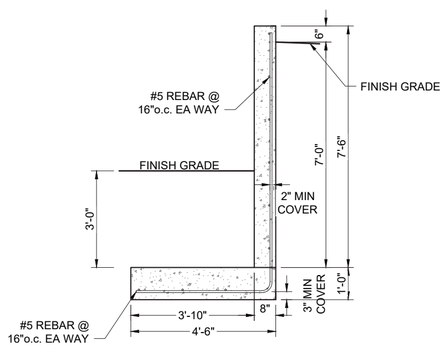
CROSSWALK STRIPING DETAIL
NOT TO SCALE TETON COUNTY STANDARD



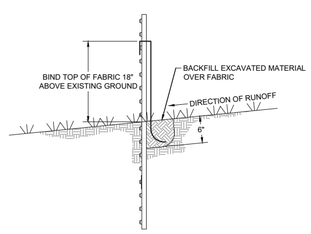
NOTE

1. ALL REGULATORY SIGNS SHALL BE DIAMOND GRADE 0.060" ALUMINUM.
2. SIZES AND LOCATIONS:
   2.1. DOWNTOWN: 30"/36"/48"
   2.2. RESIDENTIAL: 24"/30"/36"
3. SIGN FACE MATERIAL SHALL BE MINIMUM ENGINEER GRADE TAPES (REFLECTIVE)
4. POST SIZES AND MATERIALS:
   4.1. POST 2" SQUARE PERFORATED STEEL
   4.2. ANCHOR POST 2½" SQUARE PERFORATED STEEL
5. HARDWARE-BOLTS AND NUTS.
6. STREET NAMES SHALL BE 6" ABOVE STOP OR YIELD SIGNS.
7. MINIMUM EMBEDMENT OF ANCHOR POST SHALL BE 2' FROM GROUND LEVEL.
8. ALL TRAFFIC SIGNS SHALL MEET THE TOWN OF JACKSON STANDARDS. REFER TO WYDOT SPECIFICATIONS OR MUTCD FOR ITEMS NOT FOUND IN THE TOWN OF JACKSON STANDARDS.

TYPICAL TRAFFIC SIGN DETAIL
NOT TO SCALE



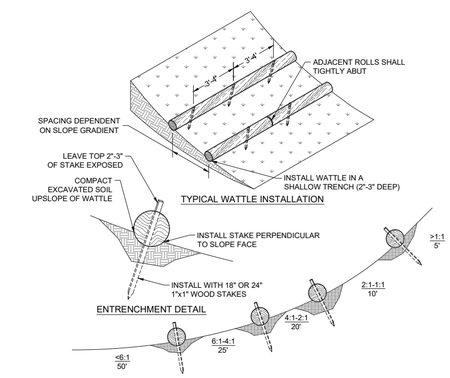
RETAINING WALL DETAIL
NOT TO SCALE



NOTE

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

SILT FENCE DETAIL
NOT TO SCALE



TYPICAL WATTLE SPACING BASE ON SLOPE GRADIENT

NOTE

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

TYPICAL STRAW WATTLE DETAIL
NOT TO SCALE

NORTHWORKS
185 E. Hansen Avenue
T 307-201-5324
Jackson, Wyoming 83001
www.nwkrp.com

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION
3	2025-04-28	DEVELOPMENT PLAN REVISION 2
4	2025-06-27	DEVELOPMENT PLAN REVISION 3

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

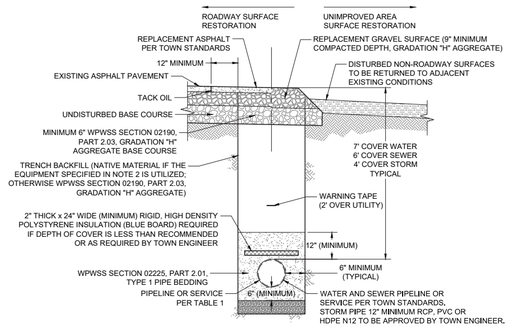
23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number

C3.0

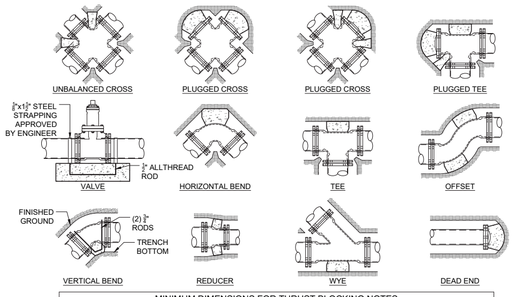
Drawing Name

GRADING DETAILS



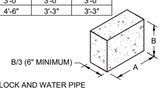
NOTE
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

PIPE TRENCH DETAIL
NOT TO SCALE — TOJ W-100, SS-100, STM-100

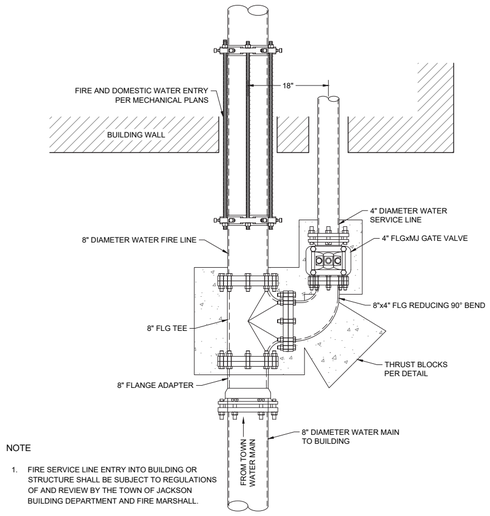


MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES										
FITTING SIZE	TEES AND PLUGS		90° BENDS		45° BENDS AND WYES		REDUCERS AND 22 1/2° BENDS		11 1/2° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"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

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

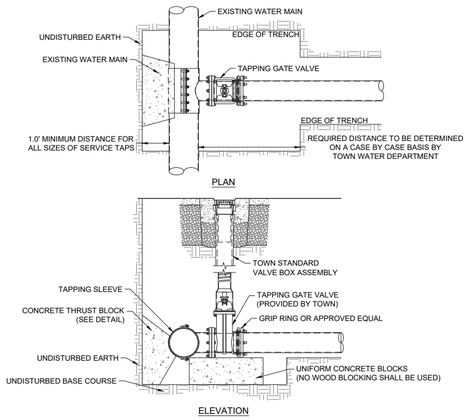


THRUST BLOCK DETAIL
NOT TO SCALE — TOJ W-111



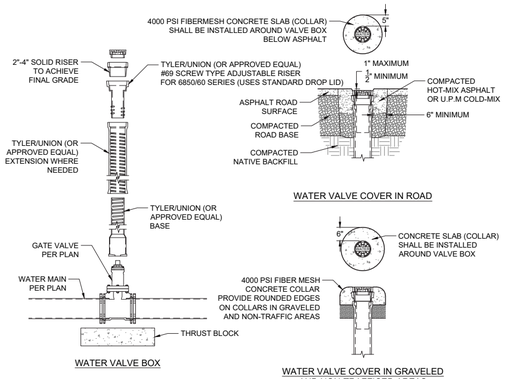
NOTE
1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

WATER CONNECTION DETAIL
NOT TO SCALE



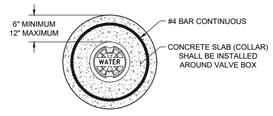
NOTE
1. THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
2. TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
3. EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY TOJ WATER DEPARTMENT PRIOR TO TAPPING.

WATER MAIN TAPPING DETAIL
NOT TO SCALE — TOJ W-118

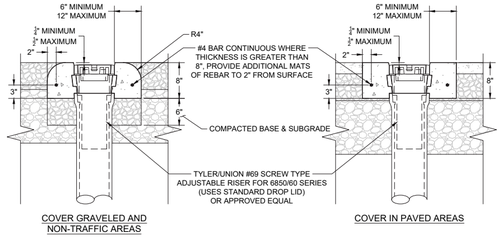


NOTE
1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER GATE VALVE DETAIL
NOT TO SCALE — TOJ W-106

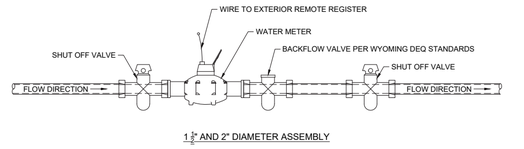


WATER VALVE COVER

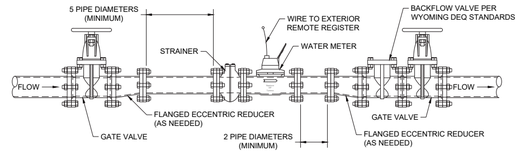


NOTE
1. ADJUST WATER VALVES UPWARD OR DOWNWARD AS REQUIRED.
2. FIBERMESH CONCRETE MAY BE SUBSTITUTED FOR REBAR.

WATER VALVE ADJUSTMENT DETAIL
NOT TO SCALE



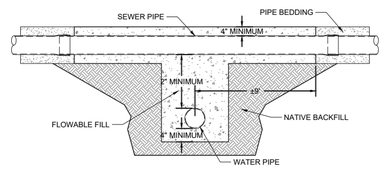
1 ½" AND 2" DIAMETER ASSEMBLY



3" DIAMETER AND LARGER ASSEMBLY

NOTE
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
2. METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT ONLY.
3. CONNECTIONS WITHIN THE ASSEMBLY SHALL BE THREADED OR BOLTED FLANGED, AS APPROPRIATE.
4. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON

1 ½" & LARGER WATER METER INSTALLATION DETAIL
NOT TO SCALE — INTERIOR TOJ W-113



NOTE

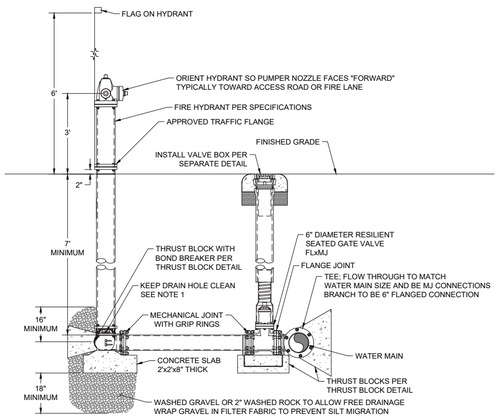
PARALLEL INSTALLATION:
NORMAL CONDITIONS:
SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.

UNUSUAL CONDITIONS:
WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:
1. THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
2. WHERE 18" VERTICAL SEPARATION AS NOTED ABOVE CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
   2A. CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
   2B. PLACED IN A SEPARATE CASING PIPE, OR;
   2C. THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).

CROSSING:
NORMAL CONDITIONS:
SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.

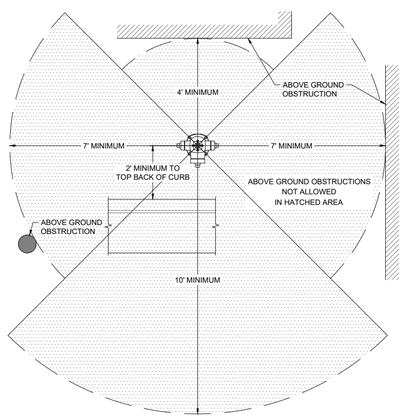
UNUSUAL CONDITIONS:
WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:
1. THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
2. THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING
3. WATER MAINS PASSING UNDER A SEWER LINE SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).

WATER SEWER UNUSUAL PROXIMITY DETAIL
NOT TO SCALE



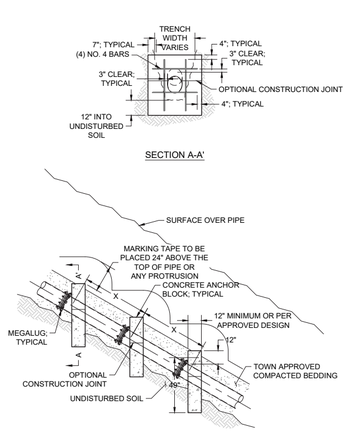
NOTE
1. REFER TO THE FIRE HYDRANT CLEARANCE REQUIREMENTS DETAIL FOR PLACEMENT INFORMATION
2. HYDRANT DRAIN HOLE NOT PERMITTED IF IT IS LOCATED BELOW THE WATER TABLE
3. HYDRANT TO BE LOCATED AS SHOWN ON PLANS

FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



NOTE
1. REFER TO THE FIRE HYDRANT CLEARANCE REQUIREMENTS DETAIL FOR PLACEMENT INFORMATION
2. HYDRANT DRAIN HOLE NOT PERMITTED IF IT IS LOCATED BELOW THE WATER TABLE
3. HYDRANT TO BE LOCATED AS SHOWN ON PLANS

FIRE HYDRANT CLEARANCE REQUIREMENTS
NOT TO SCALE



NOTE
1. DRAINS TO DAYLIGHT ARE TO BE LOCATED ON THE UPHILL SIDE OF CONCRETE BLOCKS.
2. DISTANCE "X" TO BE DETERMINED BY THE ENGINEER AND SUBMITTED TO THE TOWN FOR REVIEW PRIOR TO CONSTRUCTION.

WATER PIPE ANCHOR BLOCK DETAIL
NOT TO SCALE — W-109

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2	2025-03-24	DEVELOPMENT PLAN REVISION
3	2025-04-28	DEVELOPMENT PLAN REVISION 2
4	2025-06-27	DEVELOPMENT PLAN REVISION 3

PROFESSIONAL SEAL

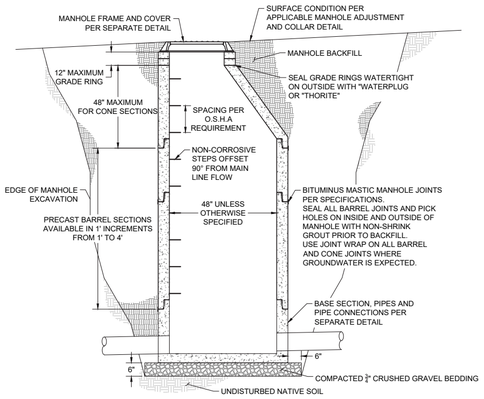
Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number
C3.1

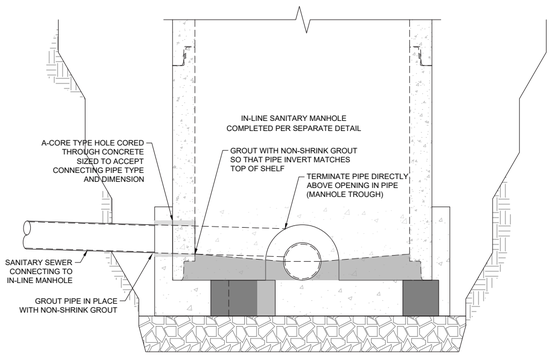
Drawing Name
WATER DETAILS



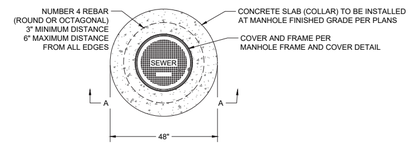
NOTE

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

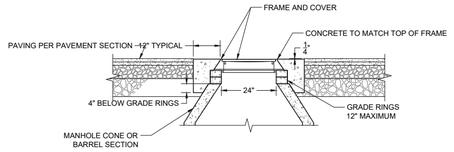
STANDARD MANHOLE CONSTRUCTION DETAIL
NOT TO SCALE



SEWER CONNECTION TO IN-LINE MANHOLE DETAIL
NOT TO SCALE



COVER AND COLLAR PLAN

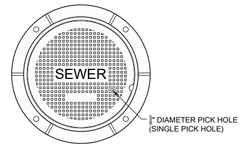


ADJUSTMENT DETAIL SECTION A-A

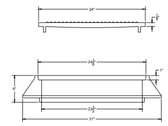
NOTE

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

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT
NOT TO SCALE



MANHOLE COVER

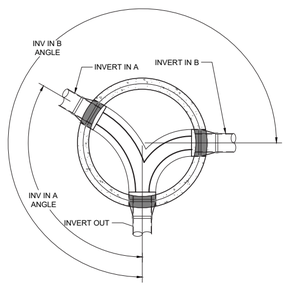


FRAME

NOTE

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

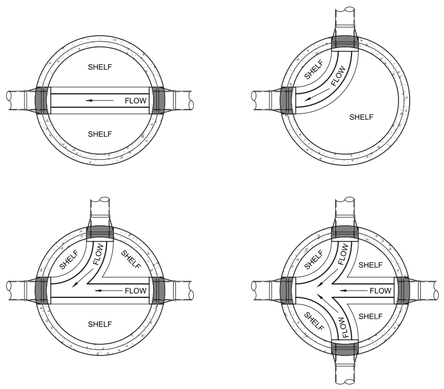
SEWER MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE



NOTE

INVERT IN ANGLES LESS THAN 90° OR GREATER THAN 270° ARE PROHIBITED

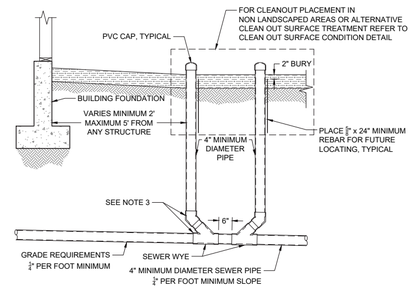
MANHOLE ANGLE MEASUREMENT METHOD



NOTE

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

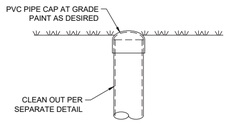
TYPICAL MANHOLE CHANNEL DETAILS
NOT TO SCALE



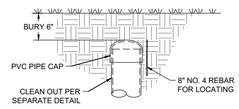
NOTE

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

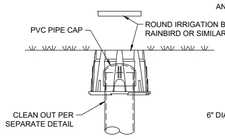
BUILDING CLEANOUT DETAIL
NOT TO SCALE REV TOJ SS-114



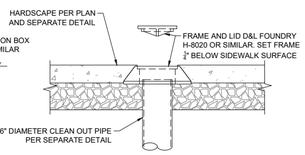
DAYLIGHT IN LANDSCAPE AREA



BURIED IN LANDSCAPE AREA



IRRIGATION BOX IN LANDSCAPE AREA



HARDSCAPE AREA

CLEAN OUT SURFACE CONDITION DETAIL
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PROFESSIONAL SEAL

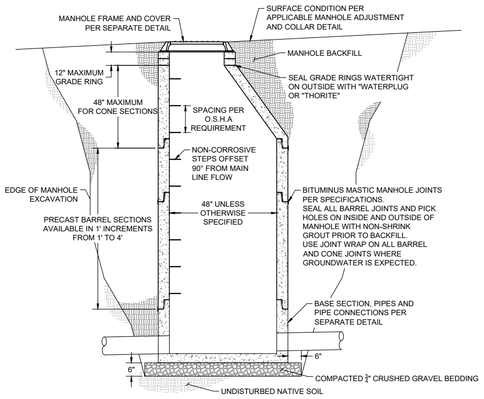
Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number
C3.2

Drawing Name
SEWER DETAILS

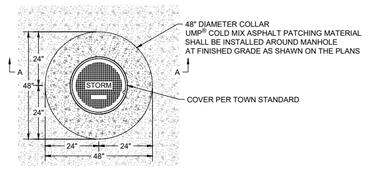


NOTE

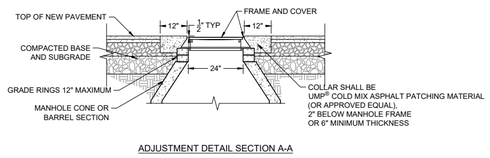
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STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE



COVER AND COLLAR PLAN



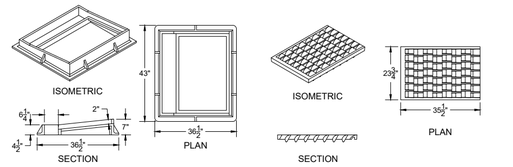
ADJUSTMENT DETAIL SECTION A-A

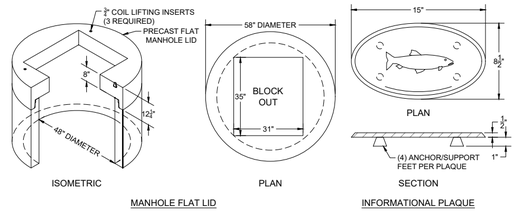
NOTE

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2. IF SEWER MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANITARY SEWER DETAIL SS-110.

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE TOJ STM-103





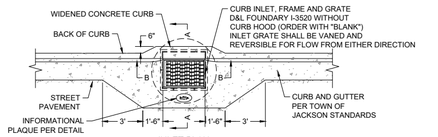
MANHOLE FLAT LID INFORMATIONAL PLAQUE

NOTE

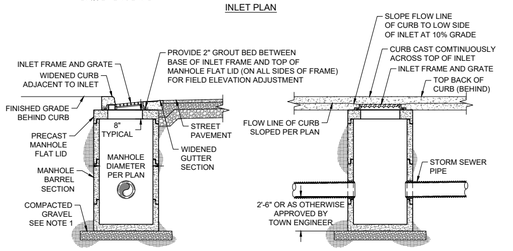
1. INLET GRATE AND FRAME SHALL BE MODEL NOUMBER I-3520 AS MANUFACTURED BY D&L SUPPLY OF LINDON UTAH, OR APPROVED EQUAL.
2. INLET GRATE SHALL BE VANED AND REVERSIBLE FOR EITHER LEFT-TO-RIGHT OR RIGHT-TO-LEFT FLOW.
3. PLAQUE SHALL BE SUBSTANTIALLY AS SHOWN, AS SUPPLIED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED EQUAL.

INLET FRAME, GRATE, LID AND PLAQUE DETAIL

NOT TO SCALE



INLET PLAN



SECTION B-B SECTION A-A

NOTE

1. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

CURB INLET WITHOUT HOOD DETAIL

NOT TO SCALE REVISED TOJ STM-101

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PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

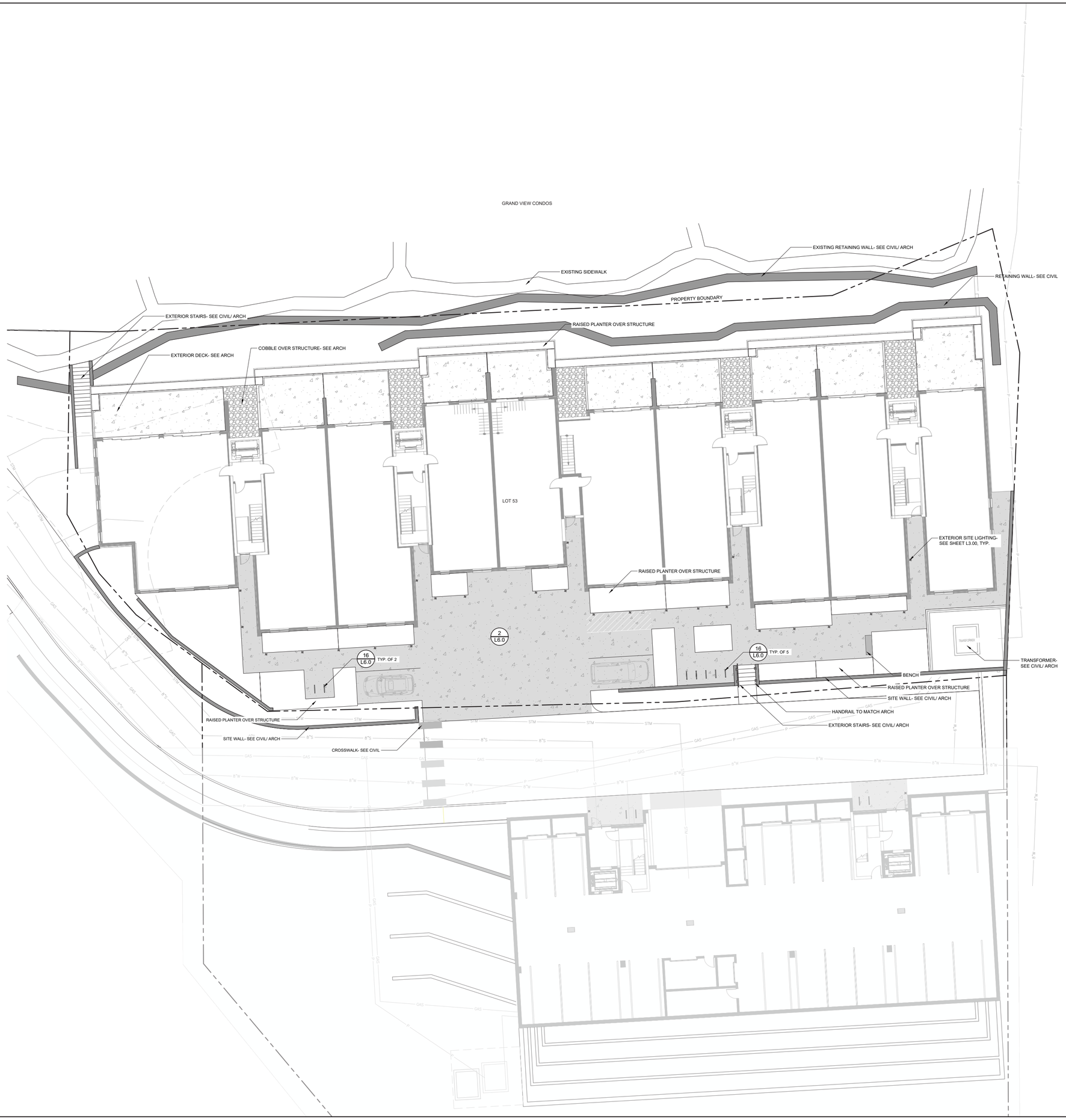
23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number

C3.3

Drawing Name

STORMWATER DETAILS



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

DETAIL REPORT

NUMBER	TITLE
1/L6.0	CONCRETE OVER STRUCTURE
2/L6.0	CONCRETE W/ SNOWMELT OVER STRUCTURE
3/L6.0	PEDESTRIAN CONCRETE
4/L6.0	PEDESTRIAN CONCRETE W/ SNOWMELT
5/L6.0	PED SLAB TURNDOWN - TYP REINFORCEMENT
6/L6.0	PATH LIGHT IN CONCRETE
7/L6.0	CONCRETE ABOVE STRUCTURE - FLUSH CONDITIC
8/L6.0	PEDESTRIAN CONCRETE / CONCRETE W/ SNOWME
9/L6.0	EXPANSION JOINT
10/L6.0	PEDESTRIAN CONCRETE ENTRY - FLUSH CONDITI
11/L6.0	CONIFEROUS TREE PLANTING
12/L6.0	SHRUB PLANTING
13/L6.0	ORNAMENTAL GRASS / PERENNIAL PLANTING
14/L6.0	MEADOW SOD
15/L6.0	DECIDUOUS TREE PLANTING
16/L6.0	INVERTED U-STYLE BIKE RACK
17/L6.0	RECESSED WALL LIGHT
18/L6.0	COBBLE MULCH

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

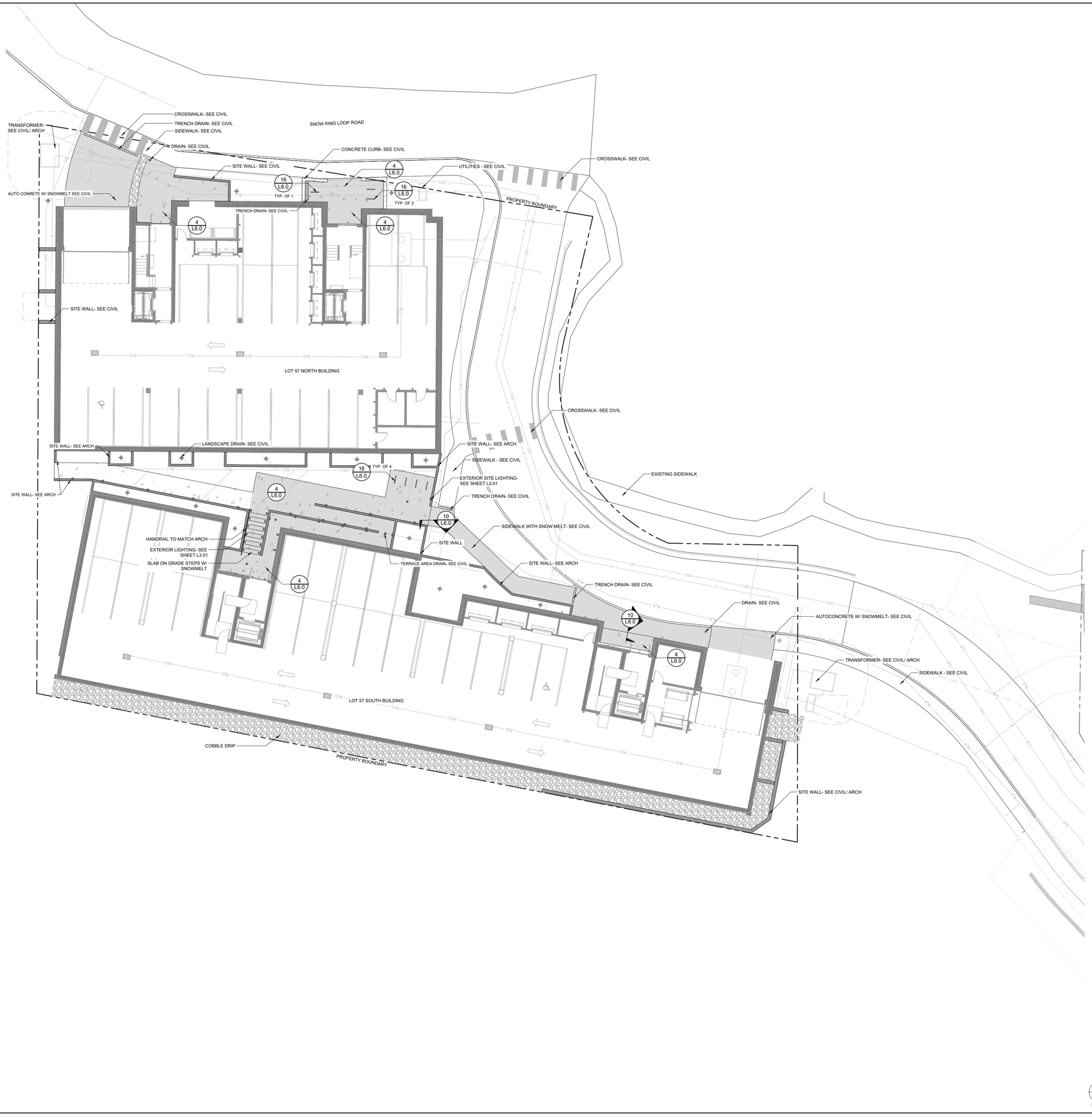
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 53 MATERIALS PLAN

Drawing Name

L2.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

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15/L6.0	DECIDUOUS TREE PLANTING
16/L6.0	INVERTED U-STYLE BIKE RACK
17/L6.0	RECESSED WALL LIGHT
18/L6.0	COBBLE MULCH

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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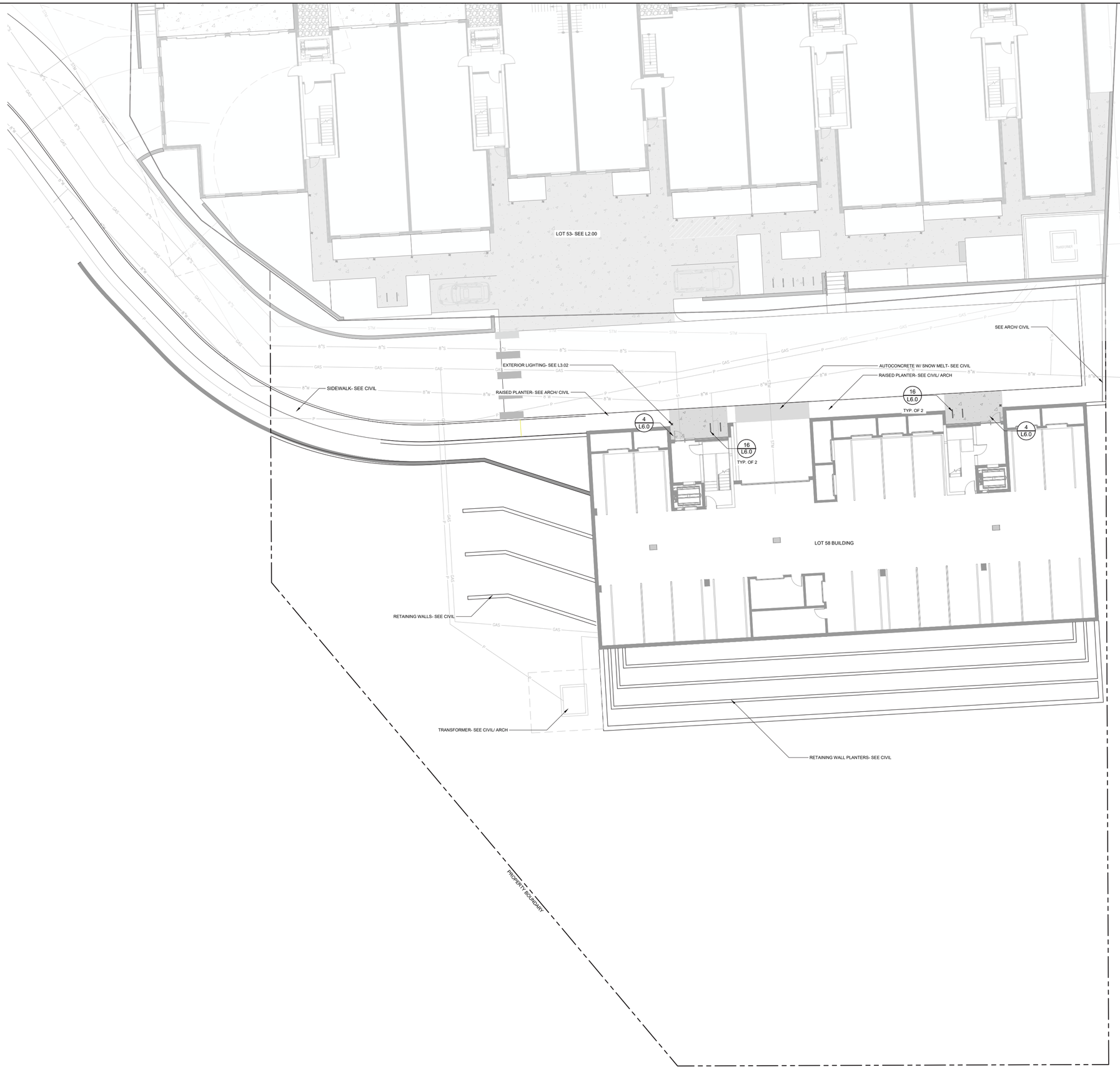
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 57
MATERIALS PLAN

Drawing Name
L2.01



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

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18/L6.0	COBBLE MULCH

NORTH

0 5 10 20
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	04/28/2025	DEVELOPMENT PLAN REVISION 2
	06/27/2025	DEVELOPMENT PLAN REVISION 3

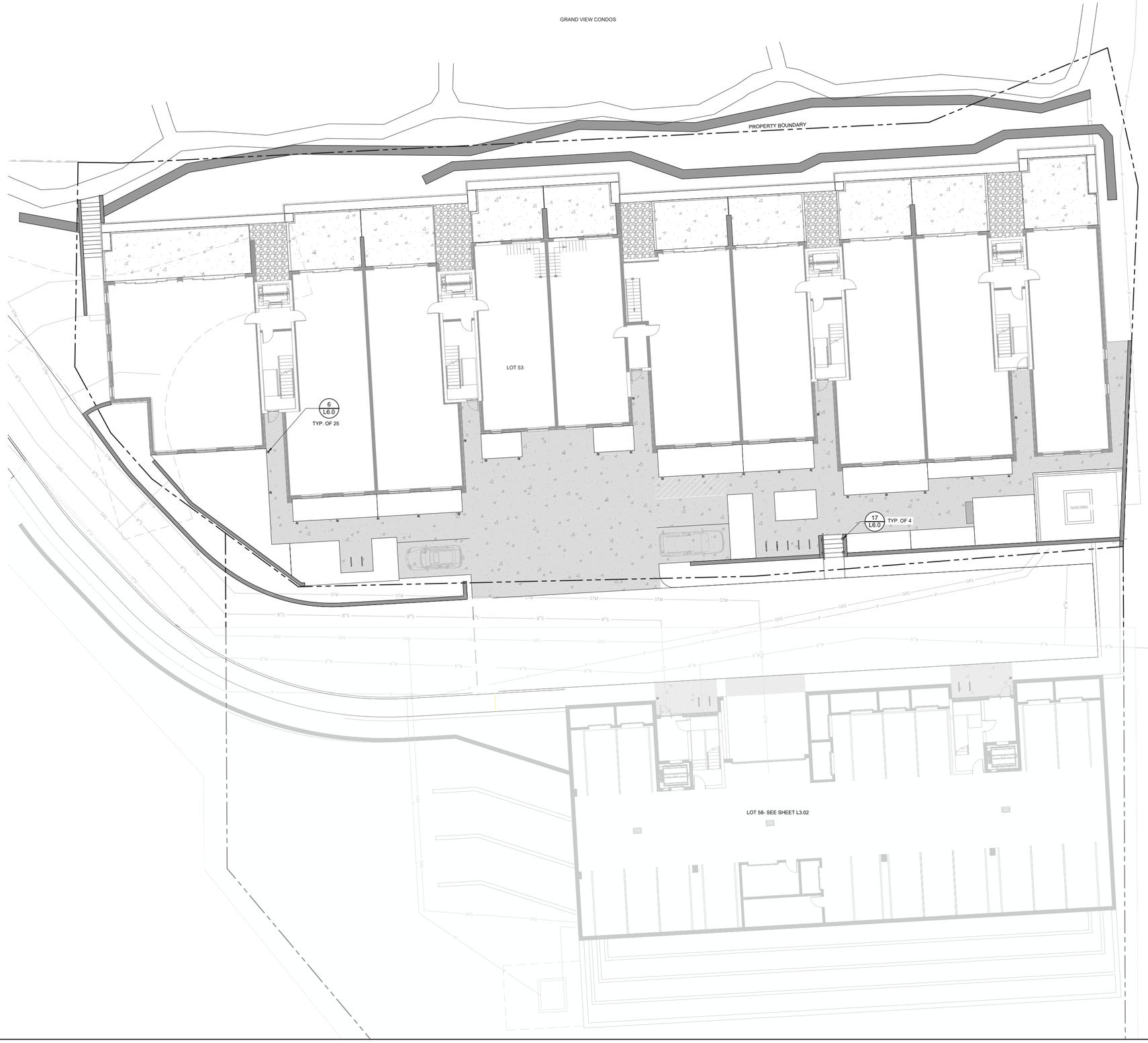
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 58
MATERIALS PLAN

Drawing Name
L2.02



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

SITE LIGHTING SCHEDULE

		QTY	LIGHT COLOR	DETAIL
	BK LIGHTING MINI-MICRO DRIVESTAR (EXACT MODEL, COLOR, FINISH TBD)	4	2700k	6 / L6.0
	BEGA B24202 LED 2.9W (EXACT MODEL, COLOR, FINISH TBD)	18	2700k	17 / L6.0

NOTES:
1. Light symbols are not to scale.
2. See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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560 South
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Jackson, WY 83001
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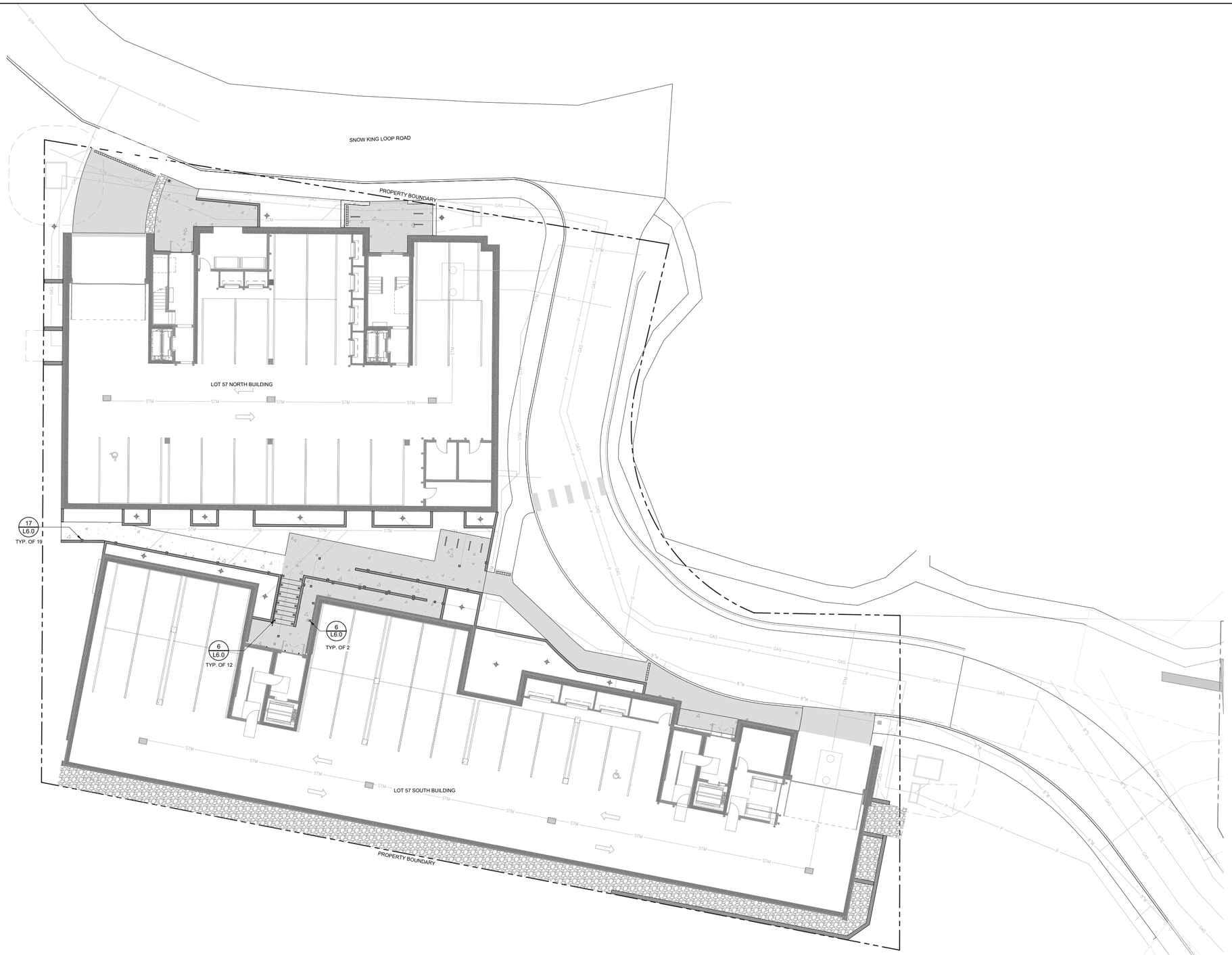
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number L3.00

Drawing Name
LOT 53
EXTERIOR SITE LIGHTING PLAN



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

SITE LIGHTING SCHEDULE

		QTY	LIGHT COLOR	DETAIL	LUMENS EACH LIGHT	TOTAL LUMENS
	BK LIGHTING MINI-MICRO DRIVESTAR PATHWAY LIGHT (EXACT MODEL, COLOR, FINISH TBD)	14	2700k	4 / L5.00	15	210
	WAC LIGHTING WL-LED100 STEP AND WALL LIGHT (EXACT COLOR AND FINISH TBD)	19	2700k	5 / L5.00	68	1,292
					TOTAL PROPOSED LUMENS:	1,502

NOTES:
1. Light symbols are not to scale.
2. See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.

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	04/28/2025	DEVELOPMENT PLAN REVISION 2
	06/27/2025	DEVELOPMENT PLAN REVISION 3

Project
SNOW KING LOOP

563 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

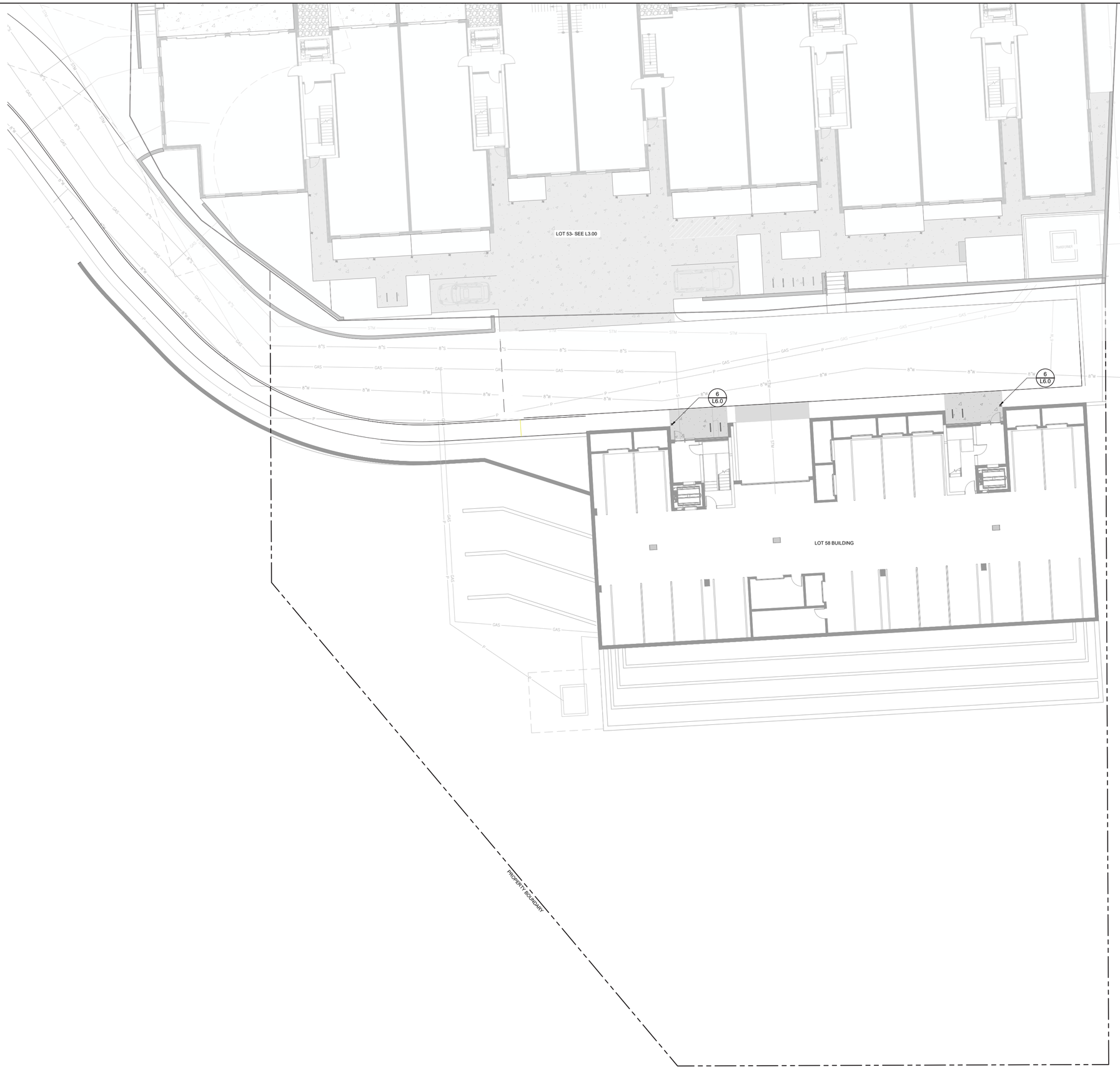
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 57 EXTERIOR SITE LIGHTING PLAN

Drawing Name

L3.01



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

SITE LIGHTING SCHEDULE

	QTY	LIGHT COLOR	DETAIL
BK LIGHTING MINI-MICRO DRIVESTAR (EXACT MODEL, COLOR, FINISH TBD)	2	2700k	6 / L6.0

NOTES:
1. Light symbols are not to scale.
2. See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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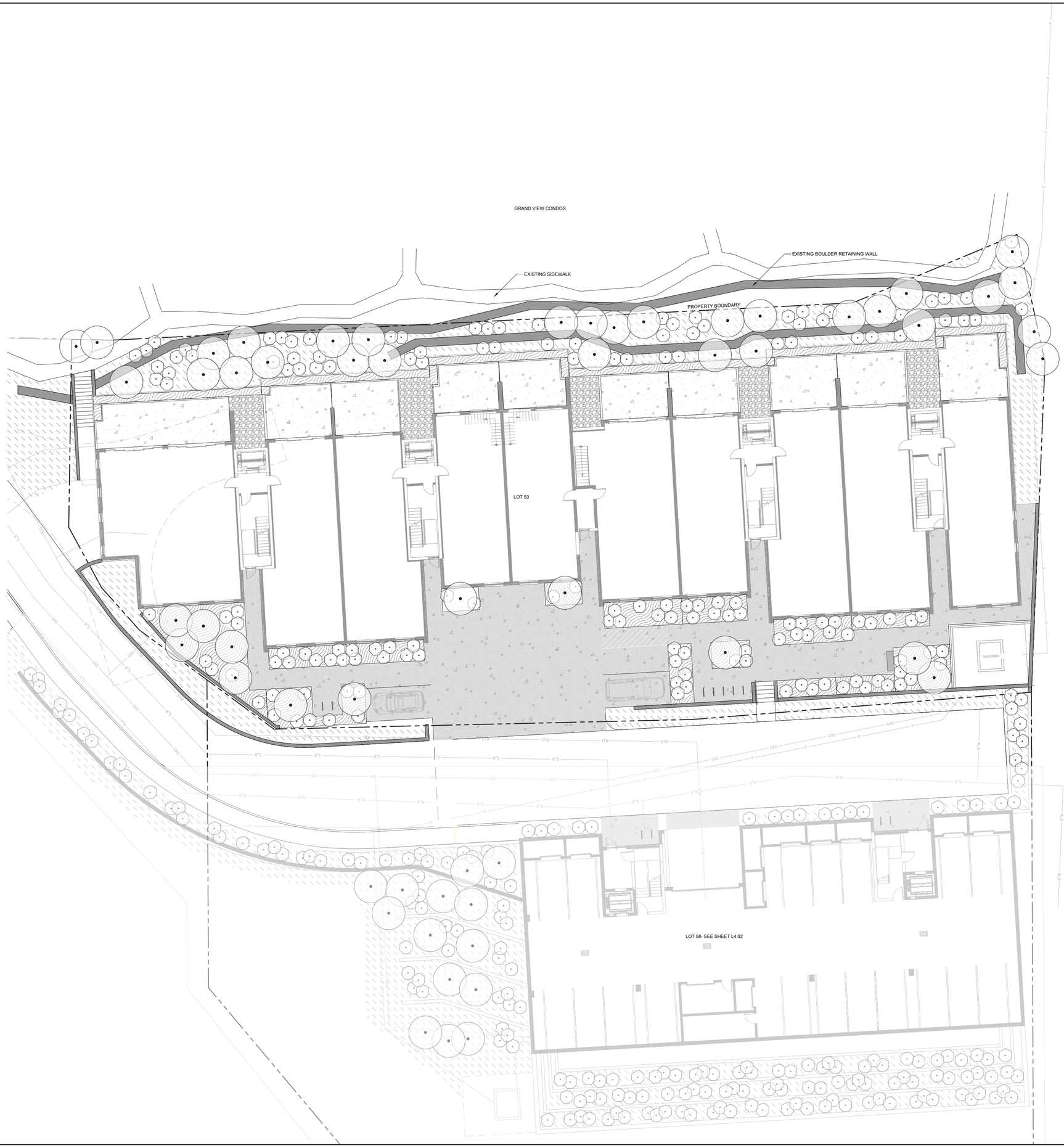
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.
Drawn By LN
Checked By MK

Discipline & Drawing Number LOT 58
EXTERIOR SITE LIGHTING PLAN

Drawing Name
L3.02



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

PLANT SCHEDULE- LOT 53

TREES:

	NAME	SIZE	CONT.	QTY
	Quaking Aspen/ Populous tremuloides	3" Cal. 3.5" Cal.	B&B B&B	30 19

SHRUBS:

	Native Shrubs- species TBD	5-6' H	B&B	146

GROUND COVERS:

Native Meadow Sod	SOD	3,060 SF
Perennials and ornamental grasses - Species TBD	1 gal 18" OC	1,245

BIKE PARKING SUMMARY - LOT 53

Required Short-Term Bike Parking Spaces, Lot 53: 14 spaces (4 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 53: 14 spaces (4 accommodate Cargo Bikes)

LSR SUMMARY - LOT 53

Required LSR, Lot 53: 3,441 SF (34,412 SF x .1)
Proposed LSR, Lot 53: 7,245 SF
Proposed LSR Ratio, Lot 53: .2

PLANTING & IRRIGATION NOTES

1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
3. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1½ inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
6. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than ½" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
7. For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
8. Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
9. Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
10. Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
11. The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
12. Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
13. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
14. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
15. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
16. No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
17. For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
18. All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
19. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
20. All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
23. Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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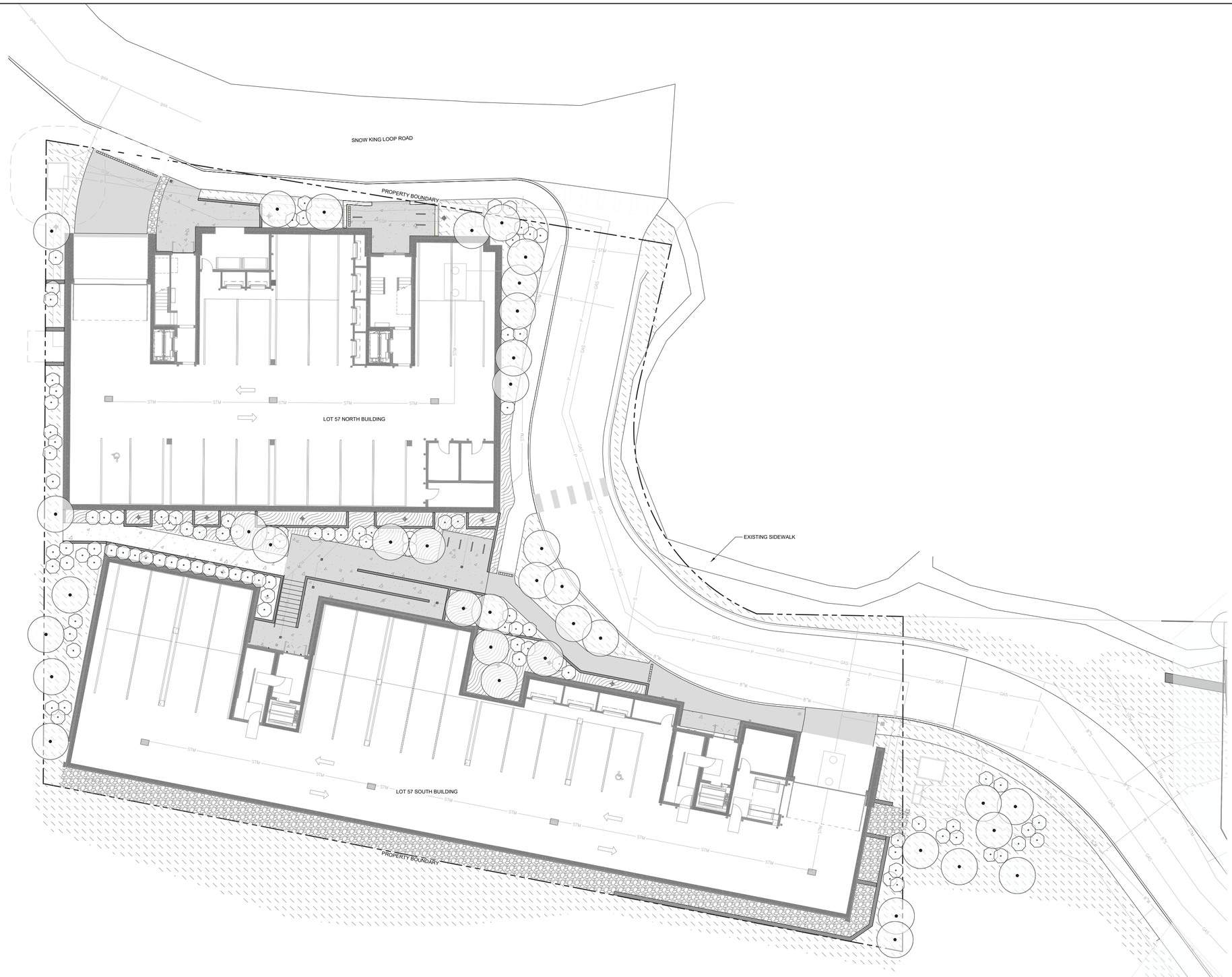
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 53
PLANTING PLAN

Drawing Name
L4.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

PLANT SCHEDULE- LOT 57

TREES:

	NAME	SIZE	CONT.	QTY
	Quaking Aspen/ Populous tremuloides	3" Cal. 3.5" Cal.	B&B B&B	20 17

SHRUBS:

	Native Shrubs- species TBD	5-6' H	B&B	101

GROUND COVERS:

	Native Meadow Sod		SOD	6,765 SF
	Perennials and ornamental grasses - Species TBD		1 gal 18" OC	450

BIKE PARKING SUMMARY - LOT 57

Required Short-Term Bike Parking Spaces, Lot 57 North: 6 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 57 North: 6 spaces (4 accommodate Cargo Bikes)

Required Short-Term Bike Parking Spaces, Lot 57 South: 7 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 57 South: 8 spaces (4 accommodate Cargo Bikes)

LSR SUMMARY - LOT 57

Required LSR, Lot 57: 3,611 SF (36,115 x .1)
Proposed LSR, Lot 57: 6,915 SF
Proposed LSR Ratio, Lot 57: .19

PLANTING & IRRIGATION NOTES

1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
3. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1½ inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
6. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than ½" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
7. For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
8. Compost shall be organic, well-composted, stable, and weed-free organic matter; pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
9. Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
10. Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
11. The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
12. Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
13. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
14. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
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16. No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
17. For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
18. All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
19. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
20. All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
23. Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

	Project No.	
	Drawn By	LN
	Checked By	MK

Discipline & Drawing Number
LOT 57
PLANTING PLAN

Drawing Name
L4.01



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

PLANT SCHEDULE- LOT 58

TREES:

NAME	SIZE	CONT.	QTY
Quaking Aspen/ Populous tremuloides	3" Cal.	B&B	7
	3.5" Cal.	B&B	7

SHRUBS:

Native Shrubs- species TBD	5-6' H	B&B	165

GROUND COVERS:

Native Meadow Sod		SOD	4,330 SF

BIKE PARKING SUMMARY - LOT 58

Required Short-Term Bike Parking Spaces: 6 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces: 8 spaces (8 accommodate Cargo Bikes)

LSR SUMMARY - LOT 58

Required LSR, Lot 58: 4,792 SF (47,916 x .1)
Proposed LSR, Lot 58: 27,401SF
Proposed LSR Ratio, Lot 58: .57

PLANTING & IRRIGATION NOTES

1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
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5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
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13. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
14. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
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19. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
20. All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
23. Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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NO.	ISSUED DATE	ISSUED FOR
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	03/24/2025	DEVELOPMENT PLAN REVISION
	04/28/2025	DEVELOPMENT PLAN REVISION 2
	06/27/2025	DEVELOPMENT PLAN REVISION 3

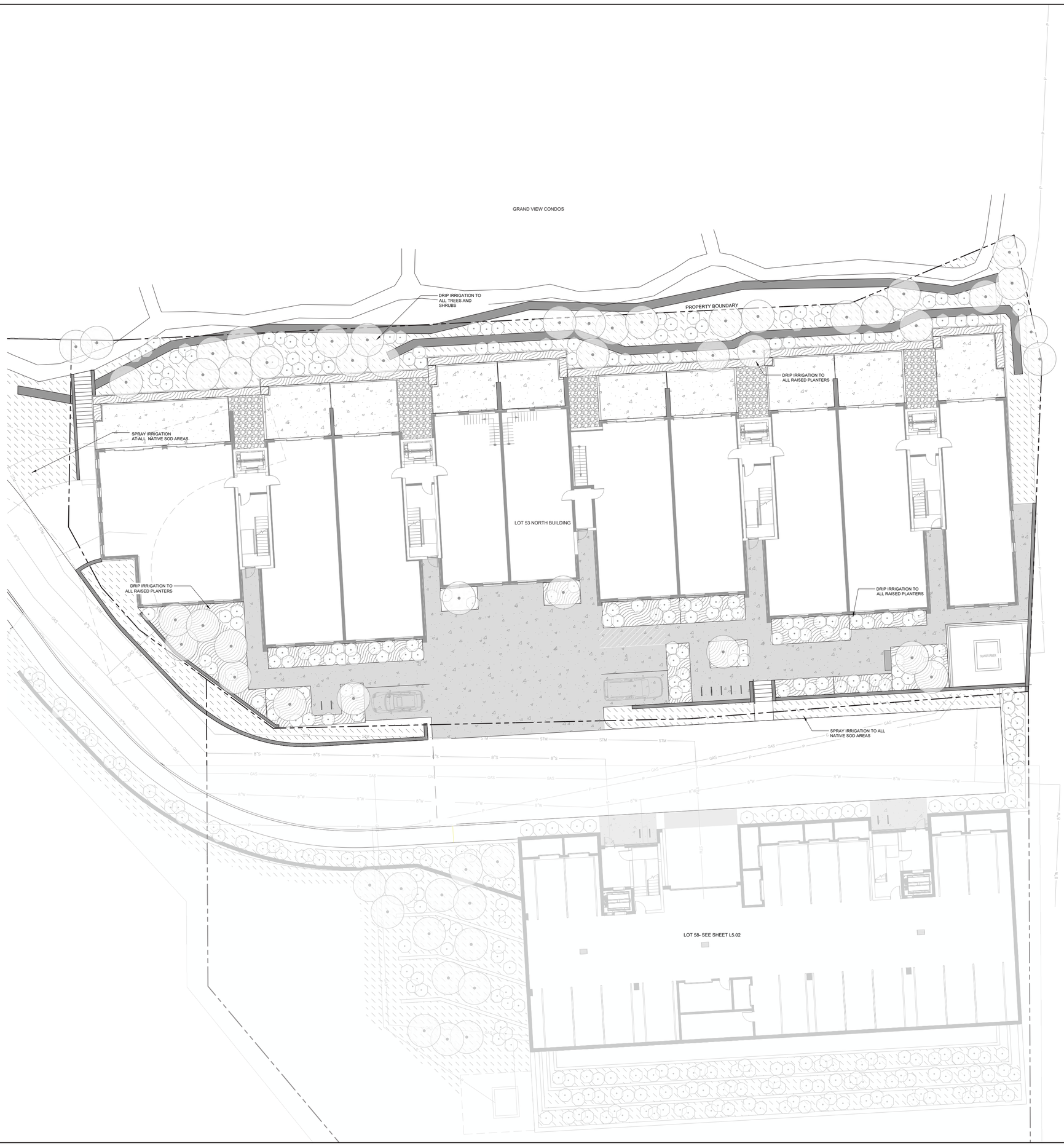
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 58
PLANTING PLAN

Drawing Name
L4.02



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

IRRIGATION NOTES

1. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray system. Irrigation system shall be design-build by Contractor based on the specifications identified on this irrigation intent plan. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
2. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
3. Irrigation Main Line shall be HDPE DR-11, size TBD by contractor based on required GPM and pressure.
4. Irrigation controller shall be located in the mechanical room of the building. Exact location to be determined in coordination with architect, mechanical engineer and landscape architect.
5. Point of irrigation connection and backflow preventer location to be determined in coordination with architect, mechanical engineer and landscape architect. Backflow Preventer specification TBD by landscape contractor and plumber and shall be installed by a licensed plumber and meet all local codes. If backflow preventer is located in an exterior location, an appropriate enclosure (Hot-Box or similar) shall be provided.
6. Irrigation sleeving shall be PVC Class 160 pipe.
7. Irrigation lateral lines shall be #100 NSF.
8. Irrigation spray heads within the native sod areas shall be 12" Rainbird Pop-Up Spray Heads or equal.
9. Qty (2) Netafim drip rings shall be installed at each tree location shown on the plans.
10. Irrigation valves shall be Rain Bird EFB-CO Series valves for all spray zones and Rain Bird XCZ-100-PRF for all drip zones. Utilize a two-wire decoder system for all irrigation valves. Coordinate exact locations with Landscape Architect prior to installation.
11. Install a manual drain valve at the termination of the mainline at all dead ends. Manual drain valve shall be set in a 10" round valve box and shall allow a 3/4" globe valve to be opened to allow the water in the pressurized mainline to be blown out (after water supply is shut off) through the manual drain valve. Following the main line being blown out, each lateral and drip zone can then be winterized.

NORTH

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ORIGINAL SCALE: 1"=10'

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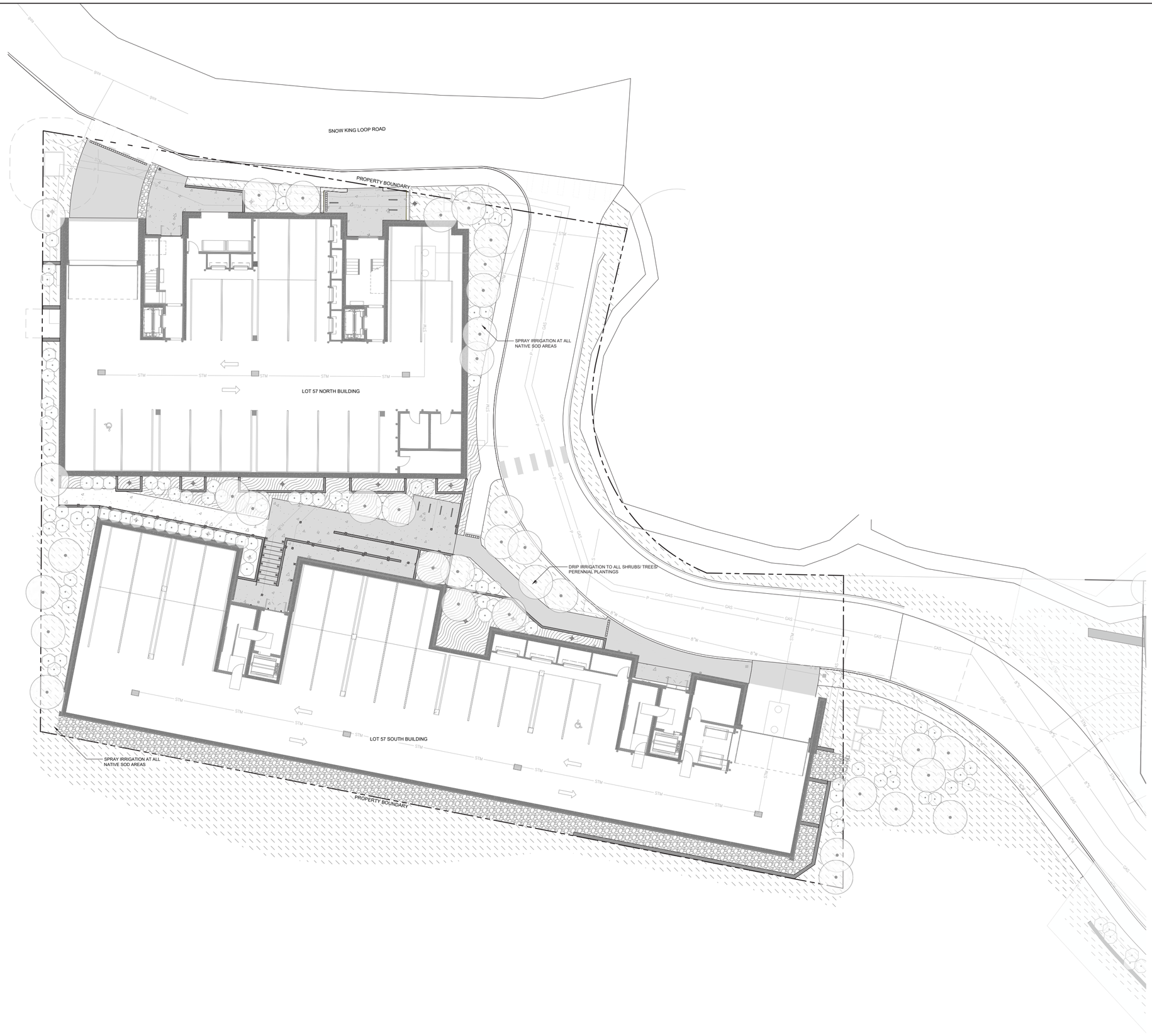
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 53
IRRIGATION PLAN

Drawing Name
L5.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
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NORTH

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Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

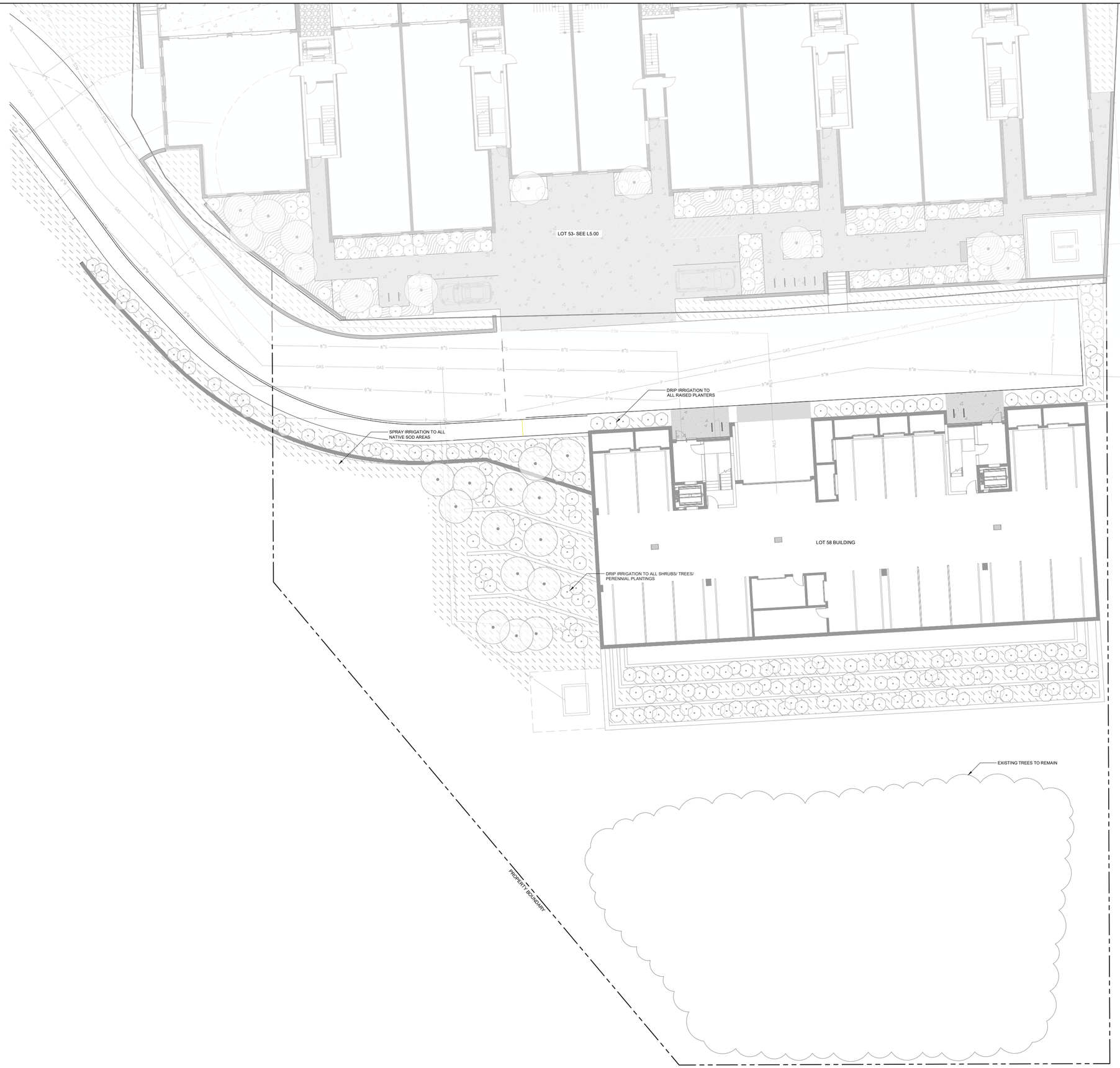
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 57 IRRIGATION PLAN

Drawing Name

L5.01



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

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Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

	Project No.	
	Drawn By	LN
	Checked By	MK

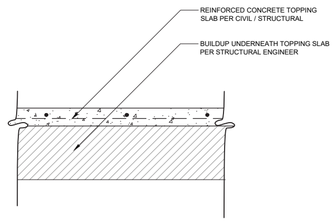
Discipline & Drawing Number

LOT 58 IRRIGATION PLAN

Drawing Name

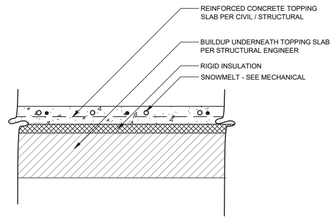
L5.02

NOTES:
1. CONTRACTOR TO COMPLY WITH ALL GEOTECHINCAL RECOMMENDATIONS IN GEOTECH REPORT
2. FINISHES: TBD
3. CONTRACTOR TO SEAL ALL HORIZONTAL CONCRETE WITH PROSOCO WEATHER SEAL SL100 OR APPROVED EQUAL



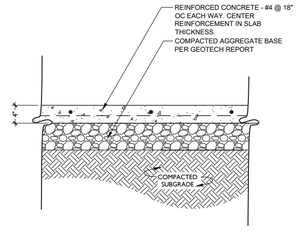
1 CONCRETE OVER STRUCTURE
1" = 1'-0"

NOTES:
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2. FINISHES: TBD
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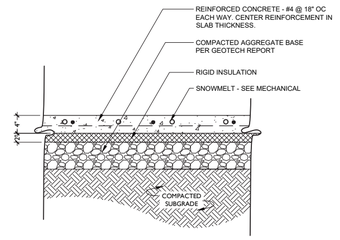
2 CONCRETE W/ SNOWMELT OVER STRUCTURE
1" = 1'-0"

NOTES:
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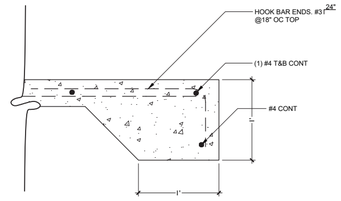


3 PEDESTRIAN CONCRETE
1" = 1'-0"

NOTES:
1. CONTRACTOR TO COMPLY WITH ALL GEOTECHINCAL RECOMMENDATIONS IN GEOTECH REPORT
2. FINISHES: TBD
3. CONTRACTOR TO SEAL ALL HORIZONTAL CONCRETE WITH PROSOCO WEATHER SEAL SL100 OR APPROVED EQUAL

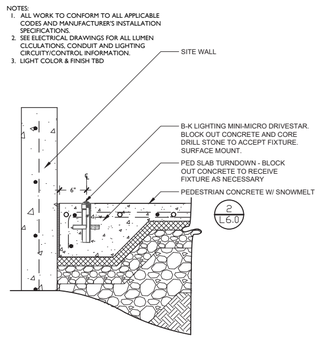


4 PEDESTRIAN CONCRETE W/ SNOWMELT
1" = 1'-0"

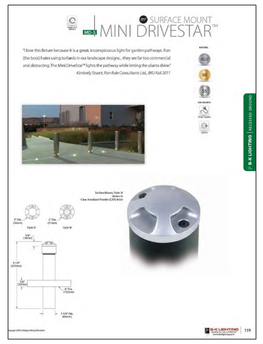


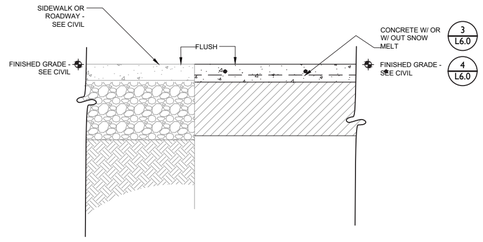
5 PED SLAB TURNDOWN - TYP REINFORCEMENT
1 1/2" = 1'-0"

NOTES:
1. ALL WORK TO CONFORM TO ALL APPLICABLE CODES AND MANUFACTURER'S INSTALLATION SPECIFICATIONS.
2. SEE ELECTRICAL DRAWINGS FOR ALL LUMEN CLCULATIONS, CONDUIT AND LIGHTING CIRCUITY/CONTROL INFORMATION.
3. LIGHT COLOR & FINISH TBD

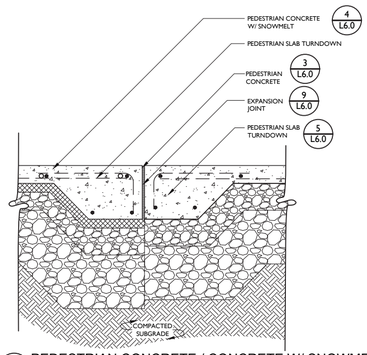


6 PATH LIGHT IN CONCRETE
1" = 1'-0"

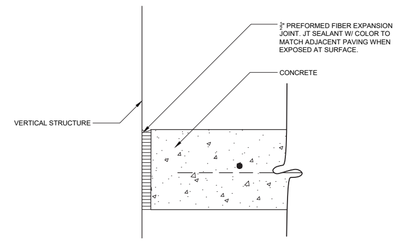




7 CONCRETE ABOVE STRUCTURE - FLUSH CONDITION
1" = 1'-0"

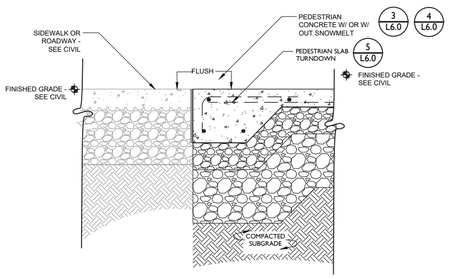


8 PEDESTRIAN CONCRETE / CONCRETE W/ SNOWMELT
1" = 1'-0"

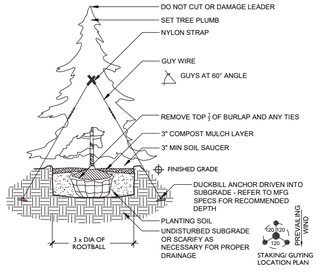


9 EXPANSION JOINT
3" = 1'-0"

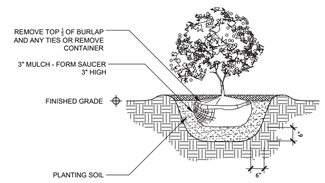
NOTE:
1. SEE CIVIL/ARCH FOR NUMBER OF RISERS AND RISER DIMENSIONS AT EACH STEP LOCATION.



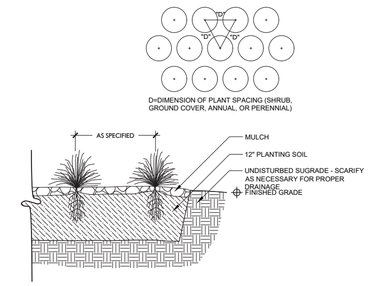
10 PEDESTRIAN CONCRETE ENTRY - FLUSH CONDITION
1" = 1'-0"



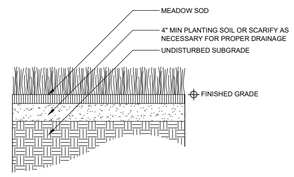
11 CONIFEROUS TREE PLANTING
1/4" = 1'-0"



12 SHRUB PLANTING
1/2" = 1'-0"

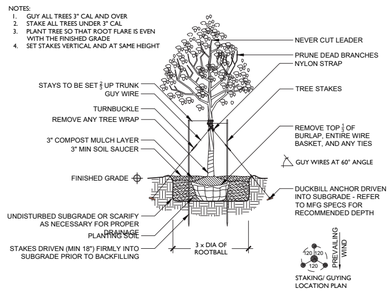


13 ORNAMENTAL GRASS / PERENNIAL PLANTING
1" = 1'-0"



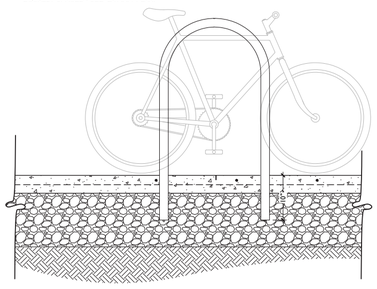
14 MEADOW SOD
1" = 1'-0"

NOTES:
1. GUY ALL TREES 3" CAL AND OVER
2. STAKE ALL TREES UNDER 3" CAL
3. PLANT TREE SO THAT ROOT FLARE IS EVEN WITH THE FINISHED GRADE
4. SET STAKES VERTICAL AND AT SAME HEIGHT

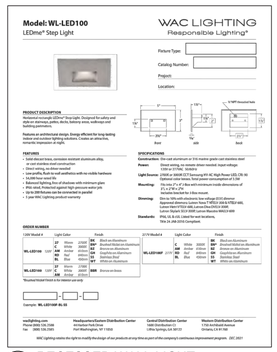


15 DECIDUOUS TREE PLANTING
1/4" = 1'-0"

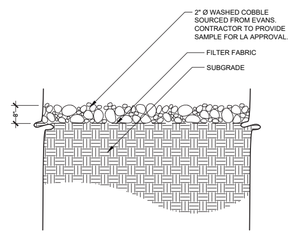
NOTES:
1. DOWNTOWN RACK BY DERO INVERTED U-STYLE BIKE RACK OR APPROVED EQUAL TO BE IN-GROUND MOUNTED PER MFG SPECS
2. FINISH AND GAUGE TBD BY CLIENT AND LANDSCAPE ARCHITECT
3. BIKE RACK SPACING CENTER TO CENTER SHALL BE 32" MIN. RACKS SHALL BE EQUALLY SPACED - SEE LAYOUT PLAN.



16 INVERTED U-STYLE BIKE RACK
1" = 1'-0"



17 RECESSED WALL LIGHT
1" = 1'-0"



18 COBBLE MULCH
1" = 1'-0"

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Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
SITE DETAILS

Drawing Name
L6.00

NORTHWORKS

Construction Management Plan

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

SHAW CONSTRUCTION
www.shawwyoming.com

October 28, 2024

Construction Management Plan: Snow King Condos Phase 1 (Lot 57)

Project Scope:

The Snow King Condos Phase 1 will consist of 2 buildings on Lot 57 which will yield 22 market units and 5 affordable units. The Phase 1 buildings square feet total to 43,678 sf. The buildings generally include repeating floor plans with three levels of living area(s) and common stairs and elevators. Parking spaces are included in the building floor plan, with 41 total spaces including designated ADA spaces. Public utilities will include domestic water tie in, sanitary sewer tie in, and storm sewer tie-in. Electricity will be brought to the site and coordinated with Lower Valley Energy and the Town of Jackson as necessary. The estimated start of construction activities is June 1st, 2025 upon approved building permit. The total approximate project duration 36 months, finishing up in approximately June 2028. During construction of Phase 1, Lot 53 (Phase 2) will be used as construction base of operations, snow storage, laydown, and parking. A construction fence will be erected to connect all three lots for safety. This construction management and staging plan will cover and review the stages starting from Mobilization to Completion.

Phase 2 construction management and staging plan will be submitted prior to start of construction of Phase. It includes 2 additional buildings with a total of 38 market units and 7 affordable units in 67,219 sf of Lot 53 & 58.

Public Impact:

Shaw will coordinate with Town of Jackson (TOJ) to identify the properties and businesses most impacted by the construction to create an email contact list, to provide information as the project schedule and work. This list is attached at the end of this submission and includes the TOJ Engineering Division. Shaw will work to minimize any effect on adjacent properties by maintaining proactive communication including giving a minimum 48-hour notice of any closures and after-hours work. Shaw acknowledges that the right-of-way (R.O.W.) is a shared public use area and will coordinate with TOJ and neighbors for special event planning and construction activities that will encroach on the R.O.W. of the surrounding streets. Activities that will affect the Town of Jackson include domestic water tie in and the storm system connection, but impact to the neighbors should be minimal if any. During said activities best practice traffic control practices will be implanted including a well-defined drive aisle, signage at intersections and property boundaries, and personnel for the direction and control of traffic flow. Pedestrian traffic will be re-routed to the opposite side of the street when necessary. The inconvenience to pedestrian traffic should be noted as our entrance will be disrupting the sidewalk. All necessary permits will be obtained prior to any closures including a traffic control plan.

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

In the event that intermittent sidewalk closures are required, they will be coordinated with neighboring property owners. Please note that public safety will be best served by temporarily rerouting all pedestrians to the sidewalk on the North side of Snow King Loop Rd. The reasons for this are as follows: 1) Trucks will be entering and exiting the property at most hours of the day. 2) The North sidewalk of Snow King Loop Rd is not impacted by construction. 3) Public Safety is paramount and would not be best served by allowing foot traffic in front of the main construction entrance and exit. The Town has the authority to require modifications to the Construction Management Plan.

Construction Parking:

Contractor shall implement a clear and self-enforcing construction parking plan that does not use or encumber downtown on street and/or public parking lot parking spaces. Contractor will encourage carpooling and bus riding, and when possible, provide shuttles into the project. The site plan as designed will allow for all construction parking, deliveries and staging to the site alone. The size of the site gives ample room for all the parking required for all onsite construction personnel.

Site Logistics, General Staging Plan:

A site logistics and general staging plan is attached to this document. Throughout the entirety of the project staging and parking will be strictly maintained within the project boundary, no offsite yard needs are foreseen for Phase 1. The construction lot will contain the job office trailer, dumpsters, concrete washout, recycling, temporary toilets, and an area designated to snow storage based on the master site plan.

Due to the site steep slopes, site fences will be erected around Lot 57 and the laydown/storage area (Lot 53) separately. The construction fences will be a temporary metal fence with fabric screens. At the south edge of the property, to protect pedestrians & skiers, signage and a wood & fabric fence will be erected. The fence will be placed along the property line around the designated areas of the site, with a silt fence along the inner margin as part of the erosion control BMP's. Worker and vehicle access is minimized to one access point along Snow King Loop Rd to minimize disturbance for the businesses and residences. The vehicle entrance gates will include vehicle tracking control pads as needed and a skid steer with sweeper attachment will remain on site to maintain clean roads. Throughout all stages, trucks arriving or leaving the site will utilize the town truck route.

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

During construction, a tower crane will be utilized. The crane will not encroach on any PROW and will be installed interior to the site itself.

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Parking, Street, and Alley Encroachments:

It is not anticipated that site logistics will require portions of the adjacent street travel lanes (Snow King Loop Rd) to be occupied by construction equipment or staging at different times during the project. The attached Staging Plan shows those areas that will be occupied on a continuous basis and those areas that will be occupied on an intermittent basis throughout the project.

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

Performance Bonds and Guarantees:

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

Stormwater Management:

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

Snow Removal:

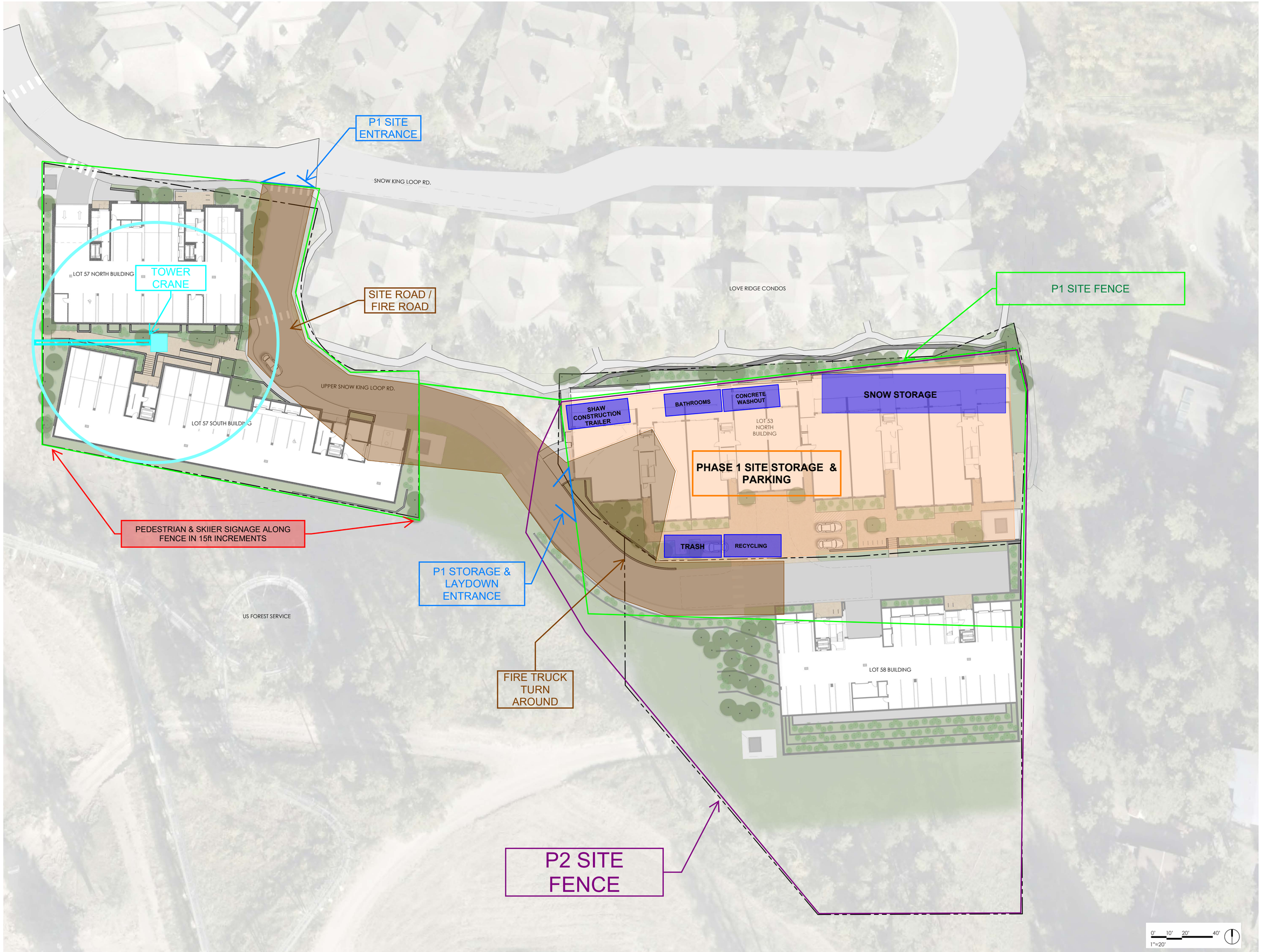
Snow removal within the property will be collected and relocated to the closest locations shown on the site logistics map. Any snow that accumulates along property margins, will be removed after city plows have been through and the snow has accumulated enough to restrict access. Shaw will have the snow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

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

SHAW CONSTRUCTION
www.shawwyoming.com

Neighborhood Contact List

Business Name	Contact Name	Phone	Email
Town of Jackson			townengineering@jacksonwy.gov
Grand View Lodge		(307) 734 3000	
Snow King Mountain Resort		(307) 201-5464	info@Snowkingmountain.Com
Snow King Resort & Condos		(307) 733-5200	


P1 SITE ENTRANCE
SNOW KING LOOP RD.
LOT 57 NORTH BUILDING
TOWER CRANE
SITE ROAD / FIRE ROAD
LOT 57 SOUTH BUILDING
UPPER SNOW KING LOOP RD.
LOVE RIDGE CONDOS
P1 SITE FENCE
SHAW CONSTRUCTION TRAILER
BATHROOMS
CONCRETE WASHOUT
SNOW STORAGE
LOT 53 NORTH BUILDING
PHASE 1 SITE STORAGE & PARKING
TRASH
RECYCLING
PEDESTRIAN & SKIIER SIGNAGE ALONG FENCE IN 15ft INCREMENTS
P1 STORAGE & LAYDOWN ENTRANCE
US FOREST SERVICE
FIRE TRUCK TURN AROUND
LOT 58 BUILDING
P2 SITE FENCE
0' 10' 20' 40'
1"=20'

NORTHWORKS

Engineering Report Attachments

JORGENSEN ASSOCIATES, PC
PO Box 9550
Jackson, WY 83002
307.733.5150

BY: SS & JL
Date: 2025-05-16

Average Day Occupancy Rate [1]	50%
Max Day Factor [1], MDF	2.72
Peak Hour Factor [2], PHF	4

WATER DEMAND							
a				b	c=a*b	d=MDF*c	e=d/1440 * PHF
Unit Type			No. of Units	Average gpd/unit	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Lot 53							
Condo	1	Bedroom	1	125	125	340	0.9
Affordable	1	Bedroom	3	125	375	1020	2.8
Condo	2	Bedroom	18	125	4500	12240	34.0
Affordable	2	Bedroom	3	125	750	2040	5.7
Condo	3	Bedroom	7	125	2625	7140	19.8
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					8750	23800	66.1
Lot 58							
Condo	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	7	125	1750	4760	13.2
Condo	3	Bedroom	5	125	1875	5100	14.2
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					3625	9860	27.4
Lot 57 North							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	2	125	250	680	1.9
Condo	2	Bedroom	10	125	2500	6800	18.9
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	0	125	0	0	0.0
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					3375	9180	25.5
Lot 57 South							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	5	125	1250	3400	9.4
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	5	125	1875	5100	14.2
Affordable	3	Bedroom	0	125	0	0	0.0
Condo	4	Bedroom	2	125	1000	2720	7.6
Subtotal Domestic Water Demand					4375	11900	33.1
Total Domestic Water Demand					20,125	54,740	152.1

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FIRE SUPPRESSION						
Total Building Size	Building Type	Required Pressure [4]	Required Duration [4]	Total Fire Flow [4]	Sprinkler Reduction [5]	Adjusted Fire Flow [5]
(SF)	(IBC)	(psi)	(hours)	(gpm)	(%)	(gpm)
Lot 53						
73,743	IIB	20	4	6000	75%	1500
Lot 58						
34,849	IIB	20	4	4000	75%	1000
Lot 57 North						
32,455	IIB	20	3	3750	75%	1000
Lot 57 South						
38,378	IIB	20	4	4000	75%	1000

Note:

[1] Based on daily rates from the WYDEQ CH 12, Section 8

[2] Peak Hour Factor based on busiest hour occuring during the busiest quarter of the day.

[3] IFC - Appendix B, Table B105.1, Type II-B

[4] IFC - Appendix B, Section B105.2, 75% reduction for automatic sprinkler systems, minimum 1500 gpm

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BY: SS & JL
Date: 2025-05-16

WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
Lot 53					
Condo 1 Bedroom	1	Lavatory Sink	1	1.5	2
		Shower	1	2.5	3
		Bath Tub	1	8	8
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Affordable 1 Bedroom	3	Lavatory Sink	1	1.5	5
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	1	6	18
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 2 Bedroom	18	Lavatory Sink	3	1.5	81
		Shower	1	2.5	45
		Bath Tub	1	8	144
		Toilet	2	6	216
		Kitchen Sink	1	1.8	32
		Dishwasher	1	1.3	23
		Laundry (washer)	1	3	54
		Utility Sink	0	4	0
Additional Sinks		Lavatory Sink	12	1.5	18
Additional Toilets		Toilet	5	6	30
Affordable 2 Bedroom	3	Lavatory Sink	2	1.5	9
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	2	6	36
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 3 Bedroom	7	Lavatory Sink	5	1.5	53
		Shower	3	2.5	53
		Bath Tub	1	8	56

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
		Toilet	3	6	126
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Affordable 3 Bedroom	1	Lavatory Sink	1	1.5	2
		Bath Tub	1	8	8
		Shower	1	2.5	3
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Lot 58					
Condo 2 Bedroom	7	Lavatory Sink	3	1.5	32
		Shower	1	2.5	18
		Bath Tub	1	8	56
		Toilet	2	6	84
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Condo 3 Bedroom	5	Lavatory Sink	5	1.5	38
		Shower	3	2.5	38
		Bath Tub	1	8	40
		Toilet	3	6	90
		Kitchen Sink	1	1.8	9
		Dishwasher	1	1.3	7
		Laundry (washer)	1	3	15
		Utility Sink	0	4	0
Lot 57					
Affordable 1 Bedroom	2	Lavatory Sink	1	1.5	3
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	1	6	12
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0
Condo 2 Bedroom	15	Lavatory Sink	3	1.5	68
		Shower	1	2.5	38

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
		Bath Tub	1	8	120
		Toilet	2	6	180
		Kitchen Sink	1	1.8	27
		Dishwasher	1	1.3	20
		Laundry (washer)	1	3	45
		Utility Sink	0	4	0
Additional Sinks		Lavatory Sink	3	1.5	5
Affordable 2 Bedroom	2	Lavatory Sink	2	1.5	6
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	2	6	24
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0
Affordable 3 Bedroom	1	Lavatory Sink	2	1.5	3
		Shower	2	2.5	5
		Bath Tub	1	8	8
		Toilet	2	6	12
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Condo 3 Bedroom	5	Lavatory Sink	3	1.5	23
		Shower	2	2.5	25
		Bath Tub	1	8	40
		Toilet	2	6	60
		Kitchen Sink	1	1.8	9
		Dishwasher	1	1.3	7
		Laundry (washer)	1	3	15
		Utility Sink	0	4	0
Condo 4 Bedroom	2	Lavatory Sink	6	1.5	18
		Shower	3	2.5	15
		Bath Tub	1	8	16
		Toilet	3	6	36
		Kitchen Sink	1	1.8	4
		Dishwasher	1	1.3	3
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**

TOTAL FIXTURE VALUE	2,538
Probable Water Flow Demand (AWWA M22 - Figure 4-3)	75
Design Pressure Adjustment Factor (AWWA M22 - 60 psi)	1.00
Adjusted Probable Demand (gpm)[3]	**75**

Note:

[1] Fixture Value based on AWWA M22

[2] Fixture count based 2024.07.02 program

JORGENSEN

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Attachment D: Water System Evaluation

The existing Snow King Resort Public Water System consists of a duplex booster pump located in the garage of Love Ridge Condominium Building 48, at 6,372 feet, a 1,160LF long, 8" diameter water supply line running uphill to a 110,000 gallon storage tank south/above at roughly 6,600 feet.

System Configuration

The following information was drawn from the Grand View Lodges – Phase B Wyoming DEQ Permit to Construct.

Static Headloss:

Water surface elevation in tank, full:

Tank Floor Elevation:	6583.0'
Depth to shutoff:	+ 13.0'
	6596.0'

	6596.0'
Booster Station Elevation:	- 6,372.0'
	224.0'

Friction Loss:

Fittings

Fittings	Number of Fittings
8" Diameter Gate Valve	3
8" Diameter Tee; flow through	5
8" Diameter Tee; branch flow	1
8" Diameter 90° Bend	2
8" Diameter 45° Bend	6
8" Diameter 22.5° Bend	2
8" Diameter 11.25° Bend	2

Minor Head Loss; calculated for various flow scenarios

$$H_m = \frac{K*V^2}{2*g}$$

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Minor Losses	0.05 ft-H_2O	0.19 ft-H_2O	2.59 ft-H_2O	3.67 ft-H_2O

Pipe

1,160 LF of 8" Diameter CL-350 Ductile Iron Pipe, Cement Lined

C coefficient	140.0
Inside Diameter	8.43"

Major Head Loss; calculated for various flow scenarios using Flowmaster

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Major Losses	0.36' ft-H_2O	1.28 ft-H_2O	14.32 ft-H_2O	19.78 ft-H_2O

System Total Head Loss

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Head	224.41' ft-H_2O	225.47 ft-H_2O	240.91 ft-H_2O	247.45 ft-H_2O

Water Available

Storage Tank

The tank provides 110,000 gallons of water storage

Pumped

Using 272 gpm flow scenario, for both pumps operating simultaneously

System Total Head: 45psi = 225.47 ft-H_2O

Pump Intake Head: - 103.83 ft-H_2O

121.64 ft-H_2O → 60.82 ft-H_2O per stage

National Pump M6HC Pump Curve used, 2-stage, 4.400 impeller configuration

Pump flowrate, Q = 155 gpm

System Demands

Existing Demands

Existing Love Ridge Condominiums Water Demand				
	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Condos	20	10,944	27,072	37.6

Proposed Demands

Domestic Water Demand				
Lot	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Lot 53	33	8,750	23,800	66.1
Lot 58	12	3,625	9,860	27.4
Lot 57	27	7,750	21,080	58.6
Total	**72**	**20,125**	**54,740**	**152.1**

Fire Flow

Combined fire sprinkler and hydrant flow: 1,000 gpm for 2 hours

System Capacity Analysis

Fire Flow Event: 2-hour duration

Water Supply

Storage Tank; at pump on level, assuming 5,000-gallon operating range between pump on and pump off level

105,000 gallons

Pumped; both booster pumps operating

Pump 1, starts at beginning of fire flow event

$$155\ gpm * 120\ minutes = 18{,}600\ gallons$$

Pump 2, starts when lag pump on level is reached in the tank. Assuming 5,000 gallons to lag pump on, this takes 4 minutes at fire flows

$$155\ gpm * 116\ minutes = 17{,}980\ gallons$$

Total volume of water available: $105{,}000 + 18{,}600 + 17{,}980 = \mathbf{141{,}580\ gallons}$

Water Demands

Existing Domestic Demands

Peak Hour: $37.6\ gpm * 60\ minutes = 2{,}256\ gallons$

Typical hour of maximum day: $27{,}072\ gpd \Big/ 24\ \frac{hours}{day} = 1{,}128\ gallons$

$$2{,}256 + 1{,}128 = 3{,}384\ gallons$$

Proposed Domestic Demands

Peak Hour: $152.1\ gpm * 60\ minutes = 9{,}126\ gallons$

Typical hour of maximum day: $54{,}740\ gpd \Big/ 24\ \frac{hours}{day} = 2{,}281\ gallons$

$$9{,}126 + 2{,}281 = 11{,}407\ gallons$$

Fire Flow, sprinklers and hydrants: $1{,}000\ gpm * 120\ minutes = 120{,}000\ gallons$

Total volume of water demanded: $3{,}384 + 11{,}407 + 120{,}000 = \mathbf{134{,}791\ gallons}$

Total volume of water available exceeds total volume of water demanded

JORGENSEN ASSOCIATES, PC
PO Box 9550
Jackson, WY 83002
307.733.5150

BY: SS & JL
Date: 2025-05-16

Average Daily Flow	60%
Peak Hour Factor	4

SANITARY SEWER DEMAND							
Unit Type			No. of Units[2]	Max Flow per Bedroom, gpd[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Lot 53							
Condo	1	Bedroom	1	150	90	150	0.4
Affordable	1	Bedroom	3	150	270	450	1.3
Condo	2	Bedroom	18	150	3240	5400	15.0
Affordable	2	Bedroom	3	150	540	900	2.5
Condo	3	Bedroom	7	150	1890	3150	8.8
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					6300	10500	29.2
Lot 58							
Condo	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	7	150	1260	2100	5.8
Condo	3	Bedroom	5	150	1350	2250	6.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2610	4350	12.1
Lot 57 North							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	2	150	180	300	0.8
Condo	2	Bedroom	10	150	1800	3000	8.3
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	0	150	0	0	0.0
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2430	4050	11.3
Lot 57 South							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	5	150	900	1500	4.2
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	5	150	1350	2250	6.3
Affordable	3	Bedroom	0	150	0	0	0.0
Condo	4	Bedroom	2	150	720	1200	3.3
SUBTOTAL SANITARY SEWER DEMAND					3150	5250	14.6
TOTAL SANITARY SEWER DEMAND					14,490	24,150	67.1

Notes:

[1] *Based on daily flow rates from the WYDEQ CH 11, Part B, Table 1*

[2] *Bedroom count shown based on Development Plan Review, 16 May 2025*

NORTHWORKS

Application Documents

PLANNING PERMIT APPLICATION
Planning & Building Department

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

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

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: Snow King Lot 57

Physical Address: 510 Upper Snow King Loop

Lot, Subdivision: LOT 57, GRAND VIEW LODGES, THIRD ADDITION PIDN: 22-41-16-34-3-07-001

PROPERTY OWNER.

Name: BREG SK57A, LLC & BREG SK57B,LLC & BREG SK57C, LLC Phone: (262) 308-2656

Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142

E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324

Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001

E-mail: jbongiorno@nwks.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

X_____Development Plan

_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:**_____

_____ Environmental Analysis

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

Pre-application Conference #: P23-010 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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

Joe. Bongiorno 10/23/2024

Signature of Property Owner or Authorized Applicant/Agent Date

Joe Bongiorno (Northworks Architects) Senior Architect

Name Printed Title

PLANNING PERMIT APPLICATION
Planning & Building Department

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

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

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: Snow King Lot 53

Physical Address: 553 Upper Snow King Loop

Lot, Subdivision: LOT 53, GRAND VIEW LODGES 2ND ADDITION PIDN: 22-41-16-34-3-04-001

PROPERTY OWNER.

Name: BREG SK53, LLC Phone: (262) 308-2656

Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142

E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324

Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001

E-mail: jbongiorno@nwks.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

X_____Development Plan

_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

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_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:**_____

_____Environmental Analysis

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

Pre-application Conference #: P23-010 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

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Joe. Bongiorno 10/23/2024

Signature of Property Owner or Authorized Applicant/Agent Date

Joe Bongiorno (Northworks Architects) Senior Architect

Name Printed Title

PLANNING PERMIT APPLICATION
Planning & Building Department

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

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

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: Snow King Lot 58

Physical Address: 725 Upper Snow King Loop

Lot, Subdivision: LOT 58, GRAND VIEW LODGES, THIRD ADDITION PIDN: 22-41-16-34-3-07-002

PROPERTY OWNER.

Name: BREG SK58, LLC Phone: (262) 308-2656

Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142

E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324

Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001

E-mail: jbongiorno@nwks.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit

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_____Conditional Use

_____Special Use

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_____Sketch Plan

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_____LDR Text Amendment

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Miscellaneous

_____**Other:**_____

_____ Environmental Analysis

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

Pre-application Conference #: P23-010 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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Joe. Bongiorno 10/23/2024

Signature of Property Owner or Authorized Applicant/Agent Date

Joe Bongiorno (Northworks Architects) Senior Architect

Name Printed Title

Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that BREG SK 53, LLC, BREG SK58, LLC, BREG SK57A, LLC, BREG SK57B, LLC & BREG SK 57C, LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 553 Upper Snow King Loop, 725 Upper Snow King Loop & 510 Upper Snow King Loop

Legal Description: See attached

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Joe Bongiorno (Northworks Architects)

Mailing address of Applicant/agent: 185 E Hanson Avenue, Jackson, WY 83001

Email address of Applicant/agent: jbongiorno@nwks.com

Phone Number of Applicant/agent: 630-254-9111

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application

☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☒ Demolition Permit

☒ Other (describe) Design Review Committee Application

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Property Owner Signature

Authorized Member

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

STATE OF WISCONSIN)
) SS.
COUNTY OF KENOSHA)

The foregoing instrument was acknowledged before me by Stephen R. Mills this 25th day of March. WITNESS my hand and official seal.

Janis E. Hagerty

Notary Public

My commission expires:

JANIS E. HAGERTY
NOTARY PUBLIC - STATE OF WISCONSIN
MY COMMISSION EXPIRES
FEBRUARY 10, 2028

WTE
WYOMING TITLE & ESCROW
A MOTHER LODE COMPANY

Date: October 16, 2023
Please direct correspondence to:
1110 Maple Way Suite A, P.O. Box 4429
Jackson, WY 83001
Telephone: (307)732-2983
Fax: (307) 732-0200
Email: nicole@wyomingtitle.com
Escrow Number: W-28577
Property:
553 Upper Snow King Loop, Jackson, WY 83001
510 Upper Snow King Loop, Jackson, WY 83001
725 Upper Snow King Loop, Jackson, WY 83001

BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK57C, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company
C/O Bear Development, LLC 4011 80th Street
Kenosha, WI 53124

Dear BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK57C, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company

Congratulations on the purchase of your property. It was a pleasure working on the escrow for this purchase and WTE looks forward to working with you again.

Enclosed herein are the following:

- Warranty Deed
- Owner's Title Insurance Policy

The enclosed policy insures you against certain risks to your land title, subject to the conditions & exclusions as set forth therein. Your policy premium shown on Schedule A is a one-time charge. It was collected and paid for in your closing costs.

We believe in delivering quality products that meet your needs, and our goal is to provide the most efficient and reliable service in the industry. Thank you for giving us the opportunity to serve you! We invite you to call upon us whenever we can be of assistance with your title and escrow needs..

Sincerely,

Jennifer Krall
for Nicole Uhl
Escrow Officer

First American Title™	Owner's Policy of Title Insurance
	ISSUED BY **First American Title Insurance Company**
Owner's Policy	POLICY NUMBER **5011456-0013847e**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

For Reference:

File #: W-28577
Policy #: 5011456-0013847e

(This Policy is valid only when Schedules A and B are attached)

This jacket was created electronically and constitutes an original document

Copyright 2006-2009 American Land Title Association. All rights reserved. The use of this form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;
      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any

other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations

with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, CA 92707. Phone: 888-632-1642.**

ALTA OWNER'S POLICY (6-17-06)

SCHEDULE A

Order No.:	W-28577	**Name and Address of Insurer:**
Policy No.:	5011456-0013847e	First American Title Insurance Company
Date of Policy:	August 30, 2023 at 4:03PM	1 First American Way
Amount of Insurance:	$19,000,000.00	Santa Ana, CA 927070
Premium:	$24,383.00	

Address Reference: 553 Upper Snow King Loop, Jackson, WY 83001
510 Upper Snow King Loop, Jackson, WY 83001
725 Upper Snow King Loop, Jackson, WY 83001
For information purposes only and not for insurance.

1. Name of Insured:

   BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK57C, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   As to Lot 53:

   BREG SK53, LLC, a Wyoming limited liability company

   As to Lot 57:

   BREG SK57A, LLC, a Wyoming limited liability company, as to a proportionate 26.76% undivided tenant in common interest, and BREG SK57B, LLC, a Wyoming limited liability company as to a proportionate 25.85% undivided tenant in common interest, and BREG SK57C, LLC, a Wyoming limited liability company as to a proportionate 47.39% undivided tenant in common interest, collectivley

   As to Lot 58:

   BREG SK58, LLC, a Wyoming limited liability company

4. The Land referred to in this policy is described as follows:

   SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

EXHIBIT "A" LEGAL DESCRIPTION

Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on April 11, 2008 as Plat No. 1236.

AND

Lots 57 and 58 of Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on November 14, 2013 as Plat No. 1333.

PIDN: 22-41-16-34-3-04-001, 22-41-16-34-3-07-001, 22-41-16-34-3-07-002

SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

3. General taxes for the year 2024, and subsequent years, a lien in the process of assessment, not yet due or payable.

4. Assessments for the Snow King Resort Master Association ("SKRMA"), if any, which are excluded from the coverage afforded hereby.

5. Terms, conditions and provisions of that easement as contained in that Warranty Deed recorded October 26, 1998, as (instrument) 476401 (book) 363 (page) 1068, Official Records:
   Purpose: ingress, egress, driveway and utility
   B363P1068

6. Terms, conditions and provisions contained in easement for the purpose shown below and rights incidental thereto as granted in a document recorded July 14, 2005, as (instrument) 654812 (book) 595 (page) 540, Official Records:
   Purpose: driveway and utility
   B595P540

   NOTE: Includes road maintenance and snow removal fees.

7. Affidavit Affecting Title Re: Snow King Planned Resort District Master Plan, and the terms, conditions, provisions contained therein, recorded July 19, 2001, as (instrument) 0547519 (book) 429 (page) 1, Official Records.
   B429P1

   Amendment to Affidavit, recorded April 12, 2012, as (instrument) 0812028 (book) 805 (page) 651 Official Records.
   B805P651

   Amendment, recorded June 30, 2021, as (instrument) 1019143 Official Records.
   1019143

   Transfer and Allocation of Development Rights, recorded May 11, 2015, as (instrument) 881535 (book) 894 (page) 802 Official Records.

B894P802

Transfer and Allocation of Development Rights, recorded May 11, 2015, as (instrument) 881537 (book) 894 (page) 809 Official Records.
B894P809

Transfer and Allocation of Development Rights, recorded September 22, 2015, as (instrument) 891174 (book) 905 (page) 43 Official Records.
B905P43

Transfer and Allocation of Development Rights, recorded November 25, 2020, as (instrument) 1003885 Official Records.
1003885

Transfer and Allocation of Development Rights, recorded August 27, 2021, as (instrument) 1023205 Official Records.
1023205

Transfer and Allocation of Development Rights, recorded October 8, 2021, as (instrument) 1025921 Official Records.
1025921

Transfer and Assignment of Development Rights (KM6 Parcel), by and between Snow King Mountain Resort, LLC, a Wyoming limited liability company and Jackson Village Acquisition Group, LLC, a Delaware limited liability company, dated November 12, 2021, recorded November 12, 2021, as (instrument) 1028558, Official Records.
1028558

Transfer and Assignment of Entitlements, by and between Snow King Mountain Resort, LLC, a Wyoming limited liability company and Jackson Hole Acquisition Manager, LLC, a Delaware limited liability company, dated November 19, 2021, recorded November 19, 2021, as (instrument) 1028565, Official Records.
1028565

Transfer and Allocation of Development Rights, recorded June 24, 2022, as (instrument) 1041207 Official Records.
1041207

Transfer and Allocation of Development Rights, by and between Jackson 53, LP, a Texas limited partnership and BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company, and the terms and conditions contained therein, recorded August 30, 2023, as (instrument) 1066438 Official Records.
1066438

8. All matters as delineated on the Official Plat of Grand View Lodges Second Addition to the Town of Jackson and Grand View Lodges Third Addition to the Town of Jackson, including but not limited to the terms and conditions of roadway and utility easements as shown on and/or reconfigured and rededicated therein, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 1236 and 1333.
Plat 1236, Plat 1333

Partial Vacation of Plat 1333, recorded December 7, 2022, as (instrument) 1051034 Official Records.
1051034

9. Terms, conditions and provisions of that easement recorded November 19, 2008, as (instrument) 742183 (book) 713 (page) 130, Official Records:
Purpose: ingress, egress and driveway access
B713P130

NOTE: Includes fee per residential and/or commercial units to be constructed.

10. Terms, provisions, covenants, conditions, restrictions and easements, provided in the Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort District, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded June 18, 2009, as (instrument) 0754332 (book) 733 (page) 179, Official Records.
B733P179

Contains: Master resort association charges, assessments and liens.

First Amendment of the Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort District recorded December 15, 2011, as (instrument) 0806353 (book) 796 (page) 428, Official Records.
B796P428

Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded August 31, 2012, as (instrument) 0821160 (book) 818 (page) 118, Official Records.
B818P118

11. The terms, conditions and provisions as contained in the Agreement entitled "Agreement to Convey Easements", by and between Town of Jackson and Grand View Development, LLC, a Wyoming Limited Liability, dated January 18, 2011, recorded January 19, 2011, as (instrument) 0788116 (book) 774 (page) 738, Official Records.
B774P738

12. An agreement by and between Grand View Development, LLC and Town of Jackson, setting forth terms, recorded January 19, 2011, as (instrument) 788118 (book) 774 (page) 770, Official Records.
B774P770

Relocation of Roadway Access Easement Agreement, recorded December 30, 2021, as (instrument) 1030716 Official Records.
1030716

13. The terms, conditions and provisions as contained in the Agreement entitled "Water Storage Tank, Access and Maintenance Easements", by and between Grand View Development, LLC, a Wyoming limited liability company and Town of Jackson, recorded January 19, 2011, as (instrument) 0788119 (book) 774 (page) 775, Official Records. (Maybe Lots 57 & 58; Lot 59, which is not part of this commitment)
B774P775

14. The terms, conditions and provisions as contained in the Agreement entitled "Utility, Water Supply Line and Drainage Pipe Access and Maintenance Easement", by and between Grand View Development, LLC, a Wyoming limited liability company and Town of Jackson, recorded January 19, 2011, as (instrument) 0788121 (book) 774 (page) 785, Official Records. (Maybe Lots 57 & 58; Lot 59, which is not part of this commitment)
B774P785

15. Restrictive Covenant Regarding Hotel Development, Condominium Rental Management Operations and Right of First Refusal, recorded August 31, 2012, as (instrument) 0821169 (book) 818 (page) 188, Official Records.
B818P188

NOTE: Subject to expirations and terminations as set out in 2, 3, and 4, therein.

First Amendment to Restrictive Covenant Regarding Hotel Development, Condominium Rental Management Operations and Right of First Refusal, recorded November 14, 2014, as (instrument) 0848316 (book) 858 (page) 827 Official Records.
B858P827

16. An easement over said land for natural gas distribution lines and incidental purposes, as granted to Lower Valley Energy, recorded July 22, 2015, as (book) 900 (page) 728, Official Records.
B900P728

17. Lease for Construction Staging, including the terms and conditions contained therein, recorded August 27, 2021, as (instrument) 1023206 , Official Records.
1023206

18. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the following facts shown on the ALTA/NSPS Survey for lot 57 of Grand View Lodges Third Addition to the Town of Jackson, Plat No. 1333, dated June 1, 2022, Job No. 22-133-01, by Nelson Engineering, Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442.
Survey

19. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the following facts shown on the ALTA/NSPS Survey of Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Plat No. 1236, and Lot 58 of Grand View Lodges Third Addition to the Town of Jackson, Plat No. 1333, dated June 7, 2022, Job No. 21-222-01, by Nelson Engineering, Lucas D. Rudolph Professional Land Surveyor 15442.
Survey

********** End of Schedule B **********

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 3-06
CLTA Endorsement 123.1-06
Fee: $3167.00

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,

   a. According to applicable zoning ordinances and amendments, the Land is not classified Zone Planned Resort-Snow King aka PR-SK;

   b. The following use or uses are not allowed under that classification:
   (i) residential condominiums or townhouses, (ii) short-term rental units, and (iii) the uses contained on the Snow King Resort Land Use Schedule that are marked "Y" for the "Building Envelope Zone"

2. There shall be no liability under this endorsement based on

   a. Lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 2.a. does not modify or limit the coverage provided in Covered Risk 5.

   b. The invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses.

   c. The refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No.	**W-28577**	**ALTA Endorsement 19-06**
Policy No.	**5011456-0013847e**	**CLTA Endorsement 116.4.1-06**
		Fee:

The Company insures against loss or damage sustained by the Insured by reason of:

1. the failure of South boundary line of Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Plat 1236 of the Land to be contiguous to the North boundary of Lot 58, Grand View Lodges Third Addition to the Town of Jackson, Plat 1333; as approximately shown on survey made by Nelson Engineering dated June 6, 2022 and designated as Job No. 21-222-01, or

2. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 17.1-06
CLTA Endorsement 103.12-06
Fee: **$4750.00**

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) easements in Book 363 of photo, page 1068 recorded October 26, 1998, in Book 713 of Photo, page 130 recorded November 19, 2008, in Book 595 of Photo, page 540 recorded July 14, 2005, and easements contained in Plat Nos. 1236 and 1333 does not provide that portion of the Land identified in Schedule A both actual vehicular and pedestrian access to and from Snow King Avenue (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Easement.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

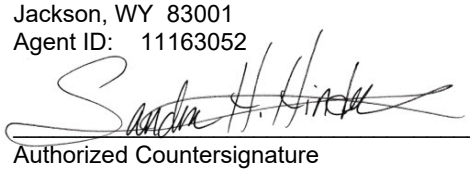
ALTA Endorsement 26-06
CLTA Endorsement 116.8-06
Fee: **$3167.00**

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land to constitute a lawfully created parcel according to the subdivision statutes and local subdivision ordinances applicable to the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 25-06
CLTA Endorsement 116.1-06
Fee: **$3167.00**

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by Nelson Engineering, Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442 dated 6/1/2022 and dated 6/7/2022, and designated Job No. 22-133-01 and 21-222-01.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 9.1-06
CLTA Endorsement 100.9-06
Fee: **$1584.00**

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only, "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
3. The Company insures against loss or damage sustained by the Insured by reason of:
   a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation; or
   b. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
   a. any Covenant contained in an instrument creating a lease;
   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
   c. except as provided in Section 3.b, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 18.1-06
CLTA Endorsement 129.1-06
Fee: $75.00

The Company insures against loss or damage sustained by the Insured by reason of:

1. those portions of the Land identified below not being assessed for real estate taxes under the listed tax identification numbers or those tax identification numbers including any additional land:

Parcel:	1. Lot 53 of Grand View Lodges Second Addition, Plat 1236 2. Lot 57 of Grand View Lodges Third Addition, Plat 1333 3. Lot 58 of Grand View Lodges Third Addition, Plat 1333	Tax Identification Numbers:	1. OJ-007194 (Lot 53) 2. OJ-008086 (Lot 57) 3. OJ-008087 (Lot 58)

2. the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes, assessments or other charges imposed on the servient estate by a governmental authority.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

CERTIFICATE OF SURVEYOR

State of Wyoming)
)ss.
County of Teton)

I, Michael J. Quinn, a Professional Land Surveyor of Wilson, Wyoming, hereby certify, to the best of my knowledge and belief:

that by authority of the owners I have subdivided the lands shown on this plat into lots to be known as **GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON.**

that the lands of this subdivision are described as:
Lots 54 and 56 of Grand View Lodges Second Addition to the Town of Jackson, Plat No. 1236 as recorded in the Office of the Teton County Clerk, and located in the SE1/4 NW1/4 and the NE/14 SW1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming.

Containing 28.85 acres, more or less, subject to and together with easements, rights-of-way, reservations, restrictions, and agreements, of sight and/or of record.

that this plat was made from the notes of surveys made by me or under my direction, and from records in the Office of the Teton County Clerk;

that all dimensions and areas are correctly shown;

that all corners will be monumented as shown by November 1, 2013.

Professional Land Surveyor MICHAEL J. QUINN 4270 Date WYOMING

Michael J. Quinn, Wyoming Professional Land Surveyor 4270

30 OCT 2013

The foregoing instrument was acknowledged before me by Michael J. Quinn this 30TH day of OCTOBER, 2013.
Witness my hand and official seal.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES - APR. 20, 2016

Notary Public

My commission expires: 4/20/16

CERTIFICATE OF ENGINEER

State of Wyoming)
)ss.
County of Teton)

I, Robert R. Norton hereby certify that the water distribution and sewer collection facilities designed for the foregoing subdivision are adequate and safe, and meet Federal, State, and Town of Jackson requirements if built as designed and operated correctly.

Robert R. Norton, Wyoming Professional Engineer and Land Surveyor 2910

Professional Engineer (Civil) & Land Surveyor ROBERT R. NORTON 2910 Date WYOMING

The foregoing instrument was acknowledged before me by Robert R. Norton, this 31ST day of OCT. 2013.

Witness my hand and official seal.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES - APR. 20, 2016

Notary Public

My commission expires: 4/20/16

CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton)ss.
City of Jackson)

The foregoing Subdivision, **GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON**, was approved at the regular meeting of the Jackson Town Council on the 7TH day of OCTOBER, 2013 in accordance with Section 15-1-415 Wyoming Statutes.

SEAL

ATTEST:
Town Clerk

Town of Jackson
Mayor

Town Engineer

Planning Director

CERTIFICATE OF MORTGAGEE

State of Wyoming)
)ss.
County of Teton)

The undersigned hereby certifies that they are the holder of a mortgage on the lands shown and described hereon, recorded in Book 821, Pages 1039–1044, in the Office of the Teton County Clerk, Wyoming. That they do hereby join in and consent to the dedication of the land and easements as shown hereon and described of the land in the Certificate of Owner, that they do hereby agree that their mortgage shall be subordinate to the dedications and easements shown hereon and described thereon.

Cache Peak LLC, a Wyoming limited liability company

William B. Resor

The foregoing instrument was acknowledged before me by WILLIAM B. RESOR, as MANAGER of Cache Peak LLC, a Wyoming limited liability company, this 31ST day of OCT. 2013.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES - APR. 20, 2016

Notary Public
My Commission Expires 4/20/16

CERTIFICATE OF OWNER

State of Wyoming)
)ss
County of Teton)

The undersigned owners and proprietors of the lands described in the Certificate of Surveyor and shown hereon hereby certify;

that the foregoing subdivision as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors;

that the name of the subdivision shall be **GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON;**

that this subdivision is subject to that Affidavit Affecting Title regarding Snow King Planned Resort District Master Plan, as recorded in Book 429 of Photo, page 1–211, and Amendment to Affidavit recorded in Book 805, pages 651–659, records of Teton County;

that this subdivision is subject to that easement to Lower Valley Power and Light, Inc. as recorded in Book 4 of Photo, page 85, records of the Clerk of Teton County;

that this subdivision is subject to and benefited by those Beneficial Driveway and Utility Easements as recorded in Book 595 of Photo, pages 526–532, Book 595 of Photo, pages 533–539, Book 595 of Photo, pages 540–546 and Book 595 of Photo, pages 547–553, and to those easements, covenants, conditions and restrictions as shown on Grand View Lodges Second Addition to the Town of Jackson, Plat no. 1236, records of Teton County;

that this subdivision is subject to: that Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort District as recorded in Book 733, pages 179–187, First Amendment of the Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort as recorded in Book 796, pages 428–430, and the Amended and Restated Declaration of Covenants, Conditions and Restrictions as recorded in Book 818, pages 118–125, records of Teton County;

that this subdivision is subject to that Agreement to Convey Easements as recorded in Book 774, pages 738–769, records of Teton County;

that this subdivision is subject to that Roadway Access Easement, location to be determined, as recorded in Book 774, pages 770–774, records of Teton County;

that this subdivision is subject to that Restrictive Covenant Regarding Hotel Development, Condominium Rental Management Operations and Right of First Refusal as recorded in Book 818, pages 188–201, records of Teton County;

that all Common Elements and Areas to be located upon Lot 57 and Lot 58 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be granted to the Grand View Lodges Homeowners Association;

that all Common Elements and Areas to be located upon Lot 57 and Lot 58 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be dedicated to the owners, their heirs, assigns, and guests, of a lot within this subdivision and future additions hereto;

that an easement across the General Common Elements and Areas to be located upon Lot 57 and Lot 58 as shown hereon, as the same are planned to be further subdivided for condominium ownership, but excluding any areas occupied or to be occupied by lodges or structures, is hereby reserved to the undersigned owners and proprietors for use as skier, pedestrian, and bicycling pathway easements to be granted to third parties at the sole discretion of the undersigned owners and proprietors;

that Limited Common Elements to be located upon Lot 57, Lot 58, and Lot 59 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be dedicated to the exclusive use and enjoyment of the owner of the appurtenant unit, subject to the easements granted herein and subject to the rights of the Homeowners Association and its authorized representatives to enter upon said Limited Common Elements for the purpose of installing, maintaining, inspecting, or repairing, utility features and structures of this subdivision;

that the undersigned owners and proprietors hereby reserve to themselves, their heirs and assigns, the right to create future easements for access, utilities, encroachments, construction and related activities, ski area, recreation, pedestrian, snow storage, and pathways across the lands of this plat;

that access to this subdivision is from Snow King Loop Road through that easement recorded in Book 713, pages 130 through 140, records of the Clerk of Teton County;

that the roadway and utility easements as show hereon, are reconfigured and rededicated and shown hereon as roadway and utility easements for the use of the owners, their heirs and assigns of a lot or unit within this subdivision and to those owners of lots or units located upon the lands of the Love Ridge Lodge Homes Additions to the Town of Jackson and Grand View Lodges Additions to the Town of Jackson and subsequent subdivisions thereof;

that a non–exclusive easement across the roadway and utility easements as shown hereon is hereby granted to those companies or entities supplying utility services to the subdivision, including Lower Valley Energy, Century Link Corporation, Bresnan Communication, and their heirs, assigns, and successors in interest for the installation, repair, and maintenance of underground utility lines and appurtenances, including underground electrical, gas, and communications lines;

that the 30 foot wide storm sewer easement across a portion of lot 59 as shown hereon is hereby granted to the Town of Jackson;

that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson;

that access across the roads and driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;

that the lands of this plat are subject to noise, lighting, traffic, and other disturbances associated with ski area operation, recreation, construction, and resort uses on the lands of this plat and on adjoining lands, and that substantial future additions to the adjacent resort facilities may be constructed on the lands of this plat or on adjoining lands;

that Lot 54 and Lot 56 of Grand View Lodges Second Addition to the Town of Jackson, Plat 1236 as recorded in the Office of the Teton County Clerk, are hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article VI, Division 6200 and sections 34–12–106 through 110, Wyoming Statues, and the Clerk of Teton County is hereby respectfully requested to write "vacated" across said Lots, they being reconfigured as shown hereon;

that the seller does not warrant to purchaser that he shall have any rights to the continued natural flow of any stream or river within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;

that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;

that this subdivision is subject to rights–of–way, easements, restrictions, reservations, and conditions, of sight and/or of record, including but not limited to those shown hereon.

Grand View Development LLC, a Wyoming limited liability company

BY: Manuel Lopez, manager

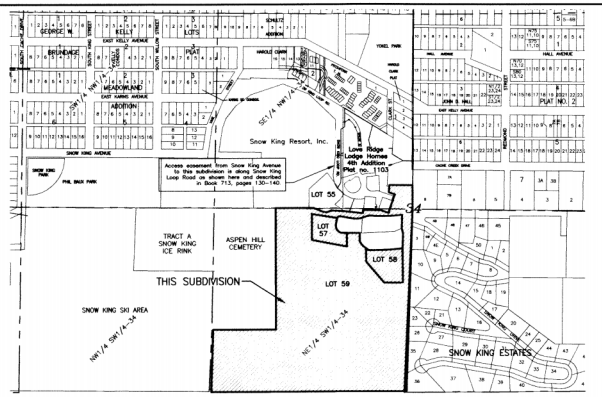
The foregoing instrument was acknowledged before me by Manuel Lopez as manager of Grand View Development LLC, a Wyoming limited liability company, this 31ST day of OCT, 2013.

WITNESS my hand and official seal.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES - APR. 20, 2016

Notary Public

My commission expires: 4/20/16



Vicinity Map

(Part) Section 34, T41N, R116W
scale: 1" = 400'

Zoning District: Planned Resort District
Number of Lots: 3 Lots

Total Acreage: 28.85 Acres

SUBMITTAL DATE: 8/01/13
FINAL SUBMITTAL REVISION: 10/28/13

CERTIFICATE OF MORTGAGEE

State of Wyoming)
)ss.
County of Teton)

The undersigned hereby certifies that they are the holders of mortgages on the lands shown and described hereon, recorded in Book 821, Pages 1010–1016, and in Book 821, pages 1017–1022, in the Office of the Teton County Clerk, Wyoming. That they do hereby join in and consent to the dedication of the land and easements as shown hereon and described of the land in the Certificate of Owner, that they do hereby agree that their mortgage shall be subordinate to the dedications and easements shown hereon and described thereon.

The Bank of Jackson Hole

BY: D. Wayne Ruby
ITS: Sr. V.P.

Attest:

BY: _____
ITS:

State of Wyoming)
)ss.
County of Teton)

On the ____day of _____ 2013, before me personally appeared, _____ and _____ known to me, and who executed the foregoing instrument as _____ and _____ of The Bank of Jackson Hole, and being by me duly sworn, did depose and say they executed the foregoing instrument on behalf of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal.

Attest:

Bank of Jackson Hole

The foregoing instrument was acknowledged before me by D. WAYNE RUBY and _____ the _____ and _____ of the Bank of Jackson Hole, respectively, this 31ST day of OCT., 2013.

Witness my hand and official seal.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES APR 20, 2016

Notary Public
My Commission Expires 4/20/2016

CERTIFICATE OF MORTGAGEE

State of Wyoming)
)ss.
County of Teton)

The undersigned hereby certifies that they are the holder of a mortgage on the lands shown and described hereon, recorded in Book 821, Pages 1052–1057, in the Office of the Teton County Clerk, Wyoming. That they do hereby join in and consent to the dedication of the land and easements as shown hereon and described of the land in the Certificate of Owner, that they do hereby agree that their mortgage shall be subordinate to the dedications and easements shown hereon and described thereon.

Manuel Lopez

Deborah Lopez

The foregoing instrument was acknowledged before me by Manuel Lopez and Deborah Lopez, this 31ST day of OCT, 2013.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES APR 20, 2016

Notary Public
My Commission Expires 4/20/16

GRANTOR: GRAND VIEW DEVELOPMENT LLC
GRANTEE: THE PUBLIC
PLAT #1333
Doc 0848315 bk 1333 pg 827-827 Filed At 13:19 ON 11/14/13
Sherry L. Daigle Teton County Clerk fees 75.00
By Mary D Arrobus Deputy

Owner and Subdivider:
Grand View Development, LLC
Box 928
Jackson, Wyoming 83001
(307) 733–5200

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733–2087

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION EXCEPT AS PERMITTED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

THE ROADS OF THIS SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

THE WATER DISTRIBUTION AND SEWER COLLECTION SYSTEMS WITHIN THIS SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED.

THIS SUBDIVISION IS SUBJECT TO SIGNIFICANT IMPACTS FROM SKI AREA, RESORT, AND RECREATIONAL USES UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS, INCLUDING NOISE, SNOWMAKING, LIGHTING, AND TRAFFIC IMPACTS ASSOCIATED WITH THESE USES AND THE CONSTRUCTION OF ADDITIONAL FACILITIES

SNOW KING RESORT PLANS SUBSTANTIAL FUTURE ADDITIONS TO THEIR FACILITIES. THESE ADDITIONS WILL INCLUDE CONDOMINIUM, HOTEL, CONVENTION, AND OTHER RESORT AND RECREATION FACILITIES. THESE ADDITIONS WILL OCCUR UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS WITH SIGNIFICANT NOISE, LIGHTING, AND TRAFFIC IMPACTS.

DEVELOPMENT OF ANY OF THE LOTS OF THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN ON FILE WITH THE TOWN OF JACKSON AND ANY AMENDMENTS THERETO.

GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 54 and 56 of Grand View Lodges Second Addition to the Town of Jackson Plat no. 1236

located within the SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

1333

NELSON ENGINEERING
P.O. BOX 1569, JACKSON WYOMING (307) 733–2087

DATE	8/01/13
SURVEYED	
ENGINEERED	NE
DRAWN	SK
CHECKED	MJQ
APPROVED	
REV.	10/28/13

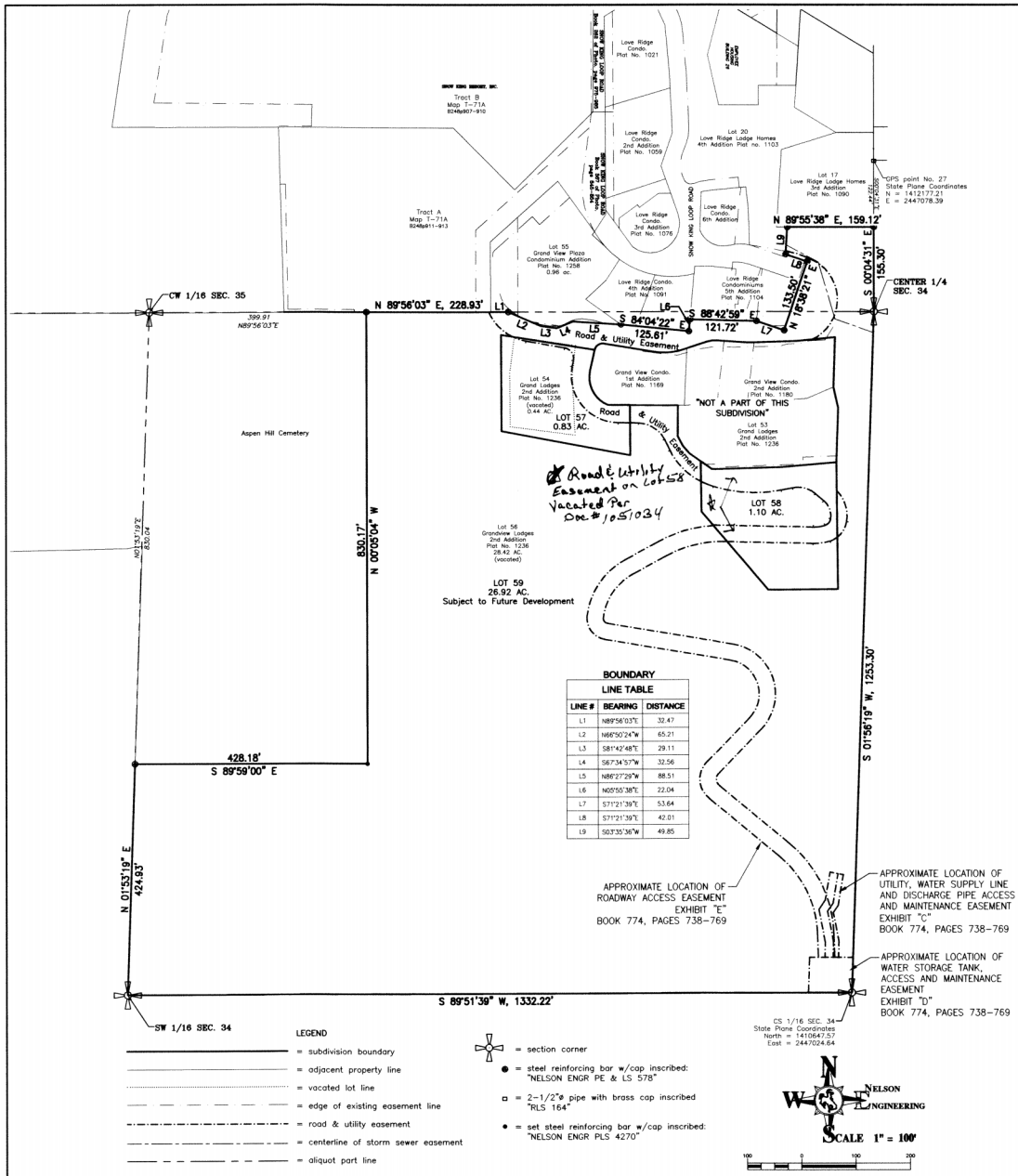
DRAWING TITLE: CERTIFICATE PAGE

JOB TITLE: GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON

DRAWING NO: 1 of 3

JOB NO: 13-102-01

S:\Proj\2013\102-01 Grand View Lodges 3rd Addition Plat\Plat\Cover Sheet.dwg — Oct 29, 2013 08:28:01 — MJQ — PLOTTED BY: Hardcopy



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°56'03"E	32.47
L2	N66°50'24"W	65.21
L3	S81°42'48"E	29.11
L4	S67°34'57"W	32.56
L5	N86°27'29"W	88.51
L6	N05°55'38"E	22.04
L7	S71°21'39"E	53.64
L8	S71°21'39"E	42.01
L9	S03°35'36"W	49.85

LEGEND

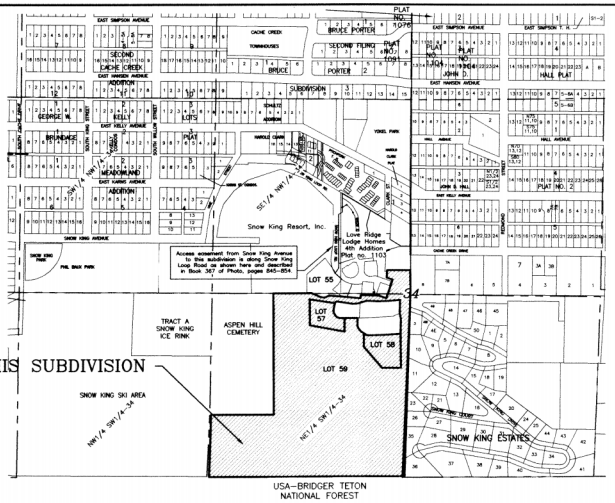
- = subdivision boundary
- = adjacent property line
- = vacated lot line
- = edge of existing easement line
- = road & utility easement
- = centerline of storm sewer easement
- = aliquot part line

- = section corner
- ● = steel reinforcing bar w/cap inscribed: "NELSON ENGR PE & LS 578"
- □ = 2-1/2"ø pipe with brass cap inscribed "RLS 164"
- ● = set steel reinforcing bar w/cap inscribed: "NELSON ENGR PLS 4270"

NELSON ENGINEERING

SCALE 1" = 100'

100 0 100 200



Vicinity Map

(Part) Section 34, T41N, R116W
scale: 1" = 400'

Zoning District: Planned Resort District
Number of Lots: 3 Lots

Total Acreage: 28.85 Acres

SUBMITTAL DATE: 8/01/13
FINAL SUBMITTAL REVISION: 10/28/13

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION EXCEPT AS PERMITTED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE SUBDIVISION

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SNOW KING RESORT PLANS SUBSTANTIAL FUTURE ADDITIONS TO THEIR FACILITIES. THESE ADDITIONS WILL INCLUDE CONDOMINIUM, HOTEL, CONVENTION, AND OTHER RESORT AND RECREATION FACILITIES. THESE ADDITIONS WILL OCCUR UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS WITH SIGNIFICANT NOISE, LIGHTING, AND TRAFFIC IMPACTS.

DEVELOPMENT OF ANY OF THE LOTS OF THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN ON FILE WITH THE TOWN OF JACKSON AND ANY AMENDMENTS THERETO.

GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 54 and 56
of Grand View Lodges
Second Addition to the Town of Jackson
Plat no. 1236

located within the
SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

1333

Owner and Subdivider:
Grand View Development, LLC
Box 928
Jackson, Wyoming 83001
(307) 733-5200

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

	DATE	BY
SURVEYED	8/01/13	NE
ENGINEERED		
DRAWN		SK
CHECKED		MAQ
APPROVED		
REV.	10/30/13	

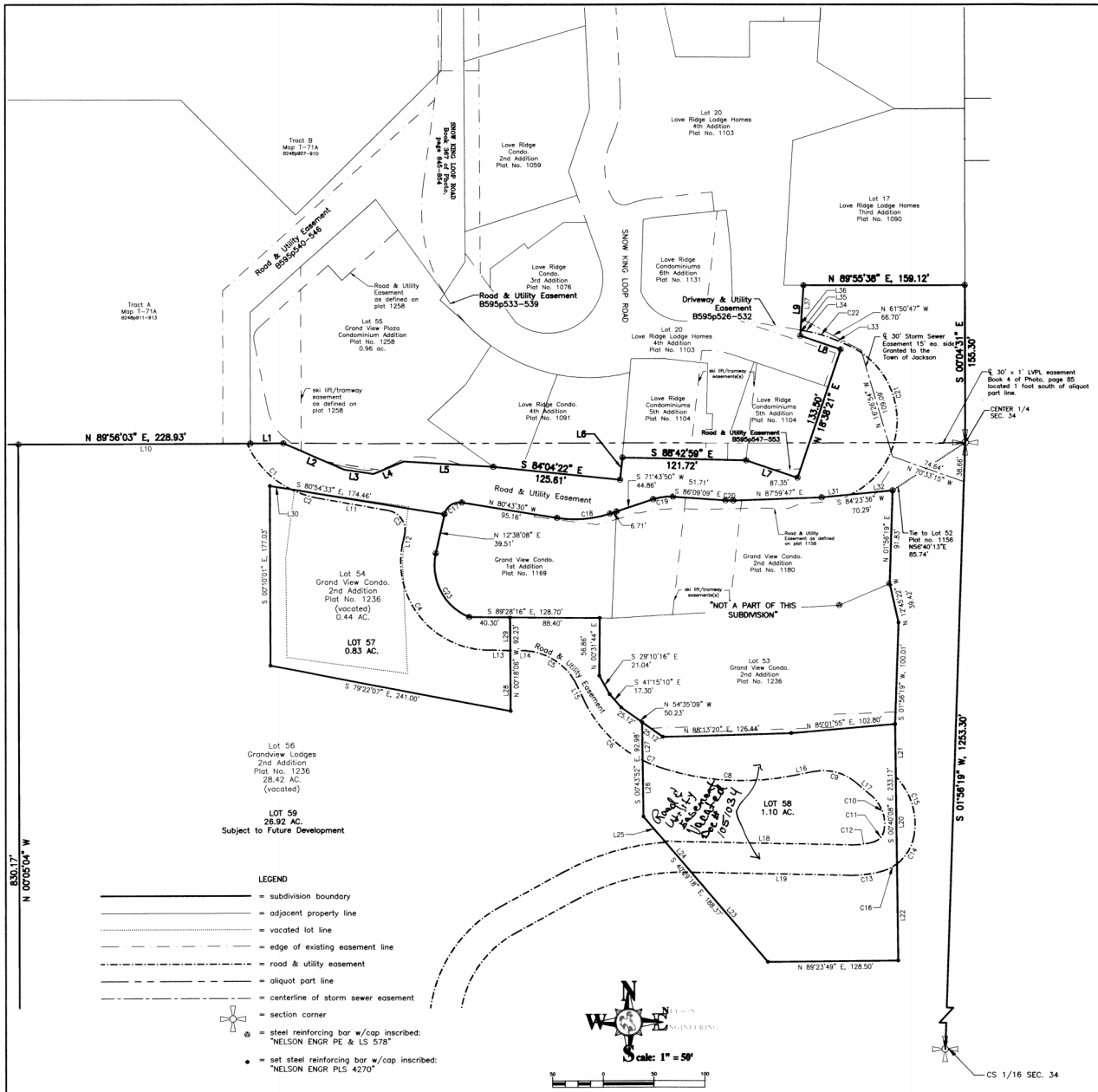
DRAWING TITLE: SITE PLAN

JOB TITLE: GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON

DRAWING NO: 2 of 3

JOB NO: 13-102-01

S:\PROJOBS\13-102-01\DWG\13-102-01.PLAT.DWG 103 SCALE PG 01 MAR 18 2015 3:39:26 AM PLOTTED BY: KARCHNER



ROAD & UTILITY EASEMENT

LINE TABLE			
	LINE #	BEARING	DISTANCE
TIE	L10	N89°56'03"E	225.66
	L11	N80°13'23"W	72.16
	L12	N12°38'09"E	10.87
	L13	N89°05'47"W	21.73
	L14	S89°05'47"E	15.49
	L15	S25°34'21"E	22.36
	L16	N78°50'51"E	21.45
	L17	S49°52'02"E	20.40
	L18	N88°54'43"W	184.85
	L19	N88°54'43"W	158.24
TIE	L20	S00°40'08"E	85.63
	L21	S00°40'08"E	52.15
	L22	S00°40'08"E	95.39
	L23	S40°29'18"E	116.26
	L24	N40°29'18"W	40.10
TIE	L25	N40°29'18"W	32.01
TIE	L26	S00°43'52"E	54.76
TIE	L27	N00°43'52"W	38.22
	L28	S00°18'08"E	54.41
	L29	N00°18'08"W	37.81

LINE TABLE			
LINE #	BEARING	DISTANCE	
L30	N80°54'33"W	20.64	

ROAD & UTILITY EASEMENT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	63.47	91.07	39°56'03"	S43°28'47"E	62.20
C2	26.66	91.07	16°46'35"	S71°50'06"E	26.57
C3	32.41	20.00	92°51'32"	N33°47'37"W	28.98
C4	152.09	87.05	100°06'03"	S39°28'16"E	133.47
C5	59.25	61.35	55°20'24"	N57°54'03"W	56.98
C6	82.66	125.00	37°53'25"	S44°31'03"E	81.17
C7	23.65	136.16	9°56'59"	S68°40'55"E	23.62
C8	126.33	255.43	28°20'13"	S86°58'40"E	125.05
C9	44.75	50.00	51°17'07"	N75°30'36"W	43.28
C10	37.59	36.40	59°09'57"	N20°17'04"W	35.94
C11	16.12	14.62	63°09'17"	N40°52'34"E	15.31
C12	21.89	70.00	17°54'55"	N82°07'50"E	21.80
C13	31.27	100.00	17°54'55"	N82°07'50"E	31.14
C14	33.97	44.62	43°37'31"	N31°06'41"E	33.16
C15	62.30	66.40	53°45'25"	N17°34'47"W	60.04
C16	15.21	44.62	19°31'46"	N62°41'19"E	15.14

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N84°23'36"E	28.67
L32	N84°23'36"E	41.62
L33	N66°45'50"W	13.34
L34	S79°26'15"E	6.54
L35	N03°35'36"E	5.68
L36	N03°35'36"E	11.32
L37	N03°35'36"E	32.86

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C17	22.68	15.00	86°38'22"	S55°57'19"W	20.58
C18	52.88	110.00	27°32'41"	N85°30'10"E	52.37
C19	19.69	51.00	22°07'01"	S82°47'20"W	19.56
C20	7.66	75.00	5°51'04"	S89°04'41"E	7.66
C21	185.36	81.00	131°06'46"	S01°12'27"E	147.48
C22	28.53	129.00	12°40'25"	N73°06'03"W	28.48
C23	77.06	55.00	80°16'40"	S27°42'37"E	70.91

GRAND VIEW LODGES
THIRD ADDITION
TO THE TOWN OF JACKSON

a subdivision of Lots 54 and 56
of Grand View Lodges
Second Addition to the Town of Jackson
Plat no. 1236

located within the
SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

1333

REV.	10/28/15
DATE	6/01/15
SURVEYED	NE
ENGINEERED	
DRAWN	SK
CHECKED	MAQ
APPROVED	

NELSON ENGINEERING
P.O. BOX 1569, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
SITE PLAN

JOB TITLE
GRAND VIEW LODGES
THIRD ADDITION
TO THE TOWN OF JACKSON

DRAWING NO 3 of 3

JOB NO 13-102-01

S:\PROJECTS\13-102-01\PLATS\ 05 SCALE PG 3 MAR 28, 2005 10:59 AM PLOTTED BY: AARONMER

CERTIFICATE OF SURVEYOR

State of Wyoming)
)ss
County of Teton)

I, Michael J. Quinn, a Professional Land Surveyor of Wilson, Wyoming, hereby certify, to the best of my knowledge and belief:

that by authority of the owners I have subdivided the lands shown on this plat into lots to be known as **GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON**.

that the lands of this subdivision are described as:
Lots 37 and 47 of Grand View Lodges Addition to the Town of Jackson, Plat No. 1156 as recorded in the Office of the Teton County Clerk, and located in the SE1/4 NW1/4 and the NE/14 SW1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming.

Containing 30.60 acres, more or less, subject to and together with easements, rights-of-way, reservations, restrictions, and agreements, of sight and/or of record.

that this plat was made from the notes of surveys made by me or under my direction, and from records in the Office of the Teton County Clerk;

that all dimensions and areas are correctly shown;

that all corners will be monumented as shown by September 30, 2008.

Professional Land Surveyor MICHAEL J. QUINN 4270 WYOMING

Michael J. Quinn, Wyoming Professional Land Surveyor 4270 — 4 April 2008

The foregoing instrument was acknowledged before me by Michael J. Quinn this 4TH day of April, 2008.
Witness my hand and official seal.

JOHN N. BATSON NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES APR. 20, 2012

Notary Public — My commission expires:_____

CERTIFICATE OF ENGINEER

State of Wyoming)
)ss
County of Teton)
I, Robert R. Norton hereby certify that the water distribution and sewer collection facilities designed for the foregoing subdivision are adequate and safe, and meet Federal, State, and Town of Jackson requirements if built as designed and operated correctly.

Robert R. Norton, Wyoming Professional Engineer and Land Surveyor 2910

The foregoing instrument was acknowledged before me by Robert R. Norton, this 4TH day of APRIL, 2008.

Witness my hand and official seal.

JOHN N. BATSON NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES APR. 20, 2012

Notary Public

My commission expires:_____

CERTIFICATE OF MORTGAGEE

Jackson State Bank & Trust (by separate affidavit)

CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton)ss
City of Jackson)

The foregoing Subdivision, **GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON**, was approved at the regular meeting of the Jackson Town Council on the 17th day of March, 2008 in accordance with Section 15-1-415 Wyoming Statutes, 1977, as amended.

Attest: Town of Jackson

Clerk — Mayor

Jackson Town Engineer

THE TOWN OF JACKSON INCORPORATED SEAL 1914 TETON COUNTY, WYOMING

CERTIFICATE OF OWNER

State of Wyoming)
)ss
County of Teton)

The undersigned owners and proprietors of the lands described in the Certificate of Surveyor and shown hereon hereby certify:

that the foregoing subdivision as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors;

that the name of the subdivision shall be **GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON;**

that this subdivision is subject to that Affidavit Affecting Title regarding Snow King Planned Resort District Master Plan, as recorded in Book 429 of Photo, page 1-211, records of Teton County;

that this subdivision is subject to that easement to Lower Valley Power and Light, Inc. as recorded in Book 4 of Photo, page 85, records of Teton County;

that this subdivision is subject to those Beneficial Driveway and Utility Easements as recorded in Book 595 of Photo, pages 526 through 532, Book 595 of Photo, pages 533 through 539, Book 595 of Photo, pages 540 through 546 and Book 595 of Photo, pages 547 through 553, records of Teton County;

that all Common Elements and Areas to be located upon lots 53 through 55 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be granted to the Grand View Lodges Homeowners Association;

that all Common Elements and Areas to be located upon lots 53 through 55 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be dedicated to the owners, their heirs, assigns, and guests, of a lot within this subdivision and future additions hereto;

that an easement across the General Common Elements and Areas to be located upon lots 53 through 55 as shown hereon, as the same are planned to be further subdivided for condominium ownership, but excluding any areas occupied or to be occupied by buildings or structures, is hereby reserved to the undersigned owners and proprietors for use as skier, pedestrian, and bicycling pathway easements to be granted to third parties at the sole discretion of the undersigned owners and proprietors;

that Limited Common Elements to be located upon lots 53 through 55 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be dedicated to the exclusive use and enjoyment of the owner of the appurtenant unit, subject to the easements granted herein and subject to the rights of the Homeowners Association and its authorized representatives to enter upon said Limited Common Elements for the purpose of installing, maintaining, inspecting, or repairing, utility features and structures of this subdivision;

that the undersigned owner and proprietors hereby reserve to themselves, their heirs and assigns, the right to create future easements for access, utilities, encroachments, construction and related activities, ski area, recreation, pedestrian, snow storage, and pathways across the lands of this plat and on adjoining parcels;

that access to this subdivision is from Snow King Loop Road through that easement recorded in Book 367 of Photo, pages 845 through 854, records of Said Clerk;

that the roadway and utility easements as show on Grand View Lodges Addition to the Town of Jackson, Plat no. 1156, are reconfigured and rededicated and shown hereon as roadway and utility easements for the use of the owners, their heirs and assigns of a lot or unit within this subdivision and to those owners of lots or units located upon the lands of the Love Ridge Lodge Homes Addition to the Town of Jackson and subsequent subdivisions thereof;

that a non-exclusive easement across the roadway and utility easements as shown hereon is hereby granted to those companies or entities supplying utility services to the subdivision, including Lower Valley Energy, QWest Corporation, Bresnan Communication, and their heirs, assigns, and successors in interest for the installation, repair, and maintenance of underground utility lines and appurtenances, including underground electrical, gas, and communications lines;

that the 30 foot wide storm sewer easement across a portion of lot 56 as shown hereon is hereby granted to the Town of Jackson;

that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson;

that access across the roads and driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;

that the lands of this plat are subject to noise, lighting, traffic, and other disturbances associated with ski area operation, recreation, construction, and resort uses on the lands of this plat and on adjoining lands, and that substantial future additions to the adjacent resort facilities may be constructed on the lands of this plat or on adjoining lands;

that Lot 37 and Lot 47 of Grand View Lodges Addition to the Town of Jackson, Plat 1156 as recorded in the Office of the Teton County Clerk, are hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article VI, Division 6200 and sections 34-12-106 through 110, Wyoming Statues, 1977, as amended, and the Clerk of Teton County is hereby respectfully requested to write "vacated" across said Lots they being reconfigured as shown hereon;

that the seller does not warrant to purchaser that he shall have any rights to the continued natural flow of any stream or river within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;

that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;

that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of sight and/or of record, including but not limited to those shown hereon.

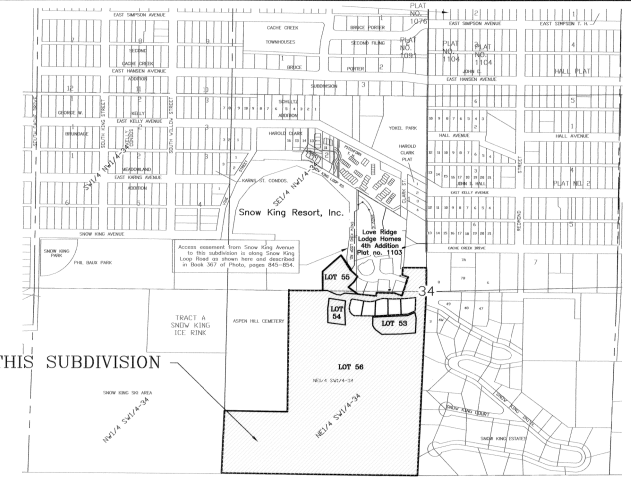
Grand View Development LLC, a Wyoming limited liability company

BY: SEPARATE AFFIDAVIT
Manuel Lopez, manager

The foregoing instrument was acknowledged before me by Manuel Lopez as manager of Grand View Development LLC, a Wyoming limited liability company, this _____ day of _____, 2008.

WITNESS my hand and official seal.

_____
Notary Public — My commission expires: _____



Vicinity Map
(Part) Section 34, T41N, R116W
scale: 1" = 400'

DEFINITIONS FOR FUTURE CONDOMINIUM UNITS TO BE LOCATED UPON LOTS OF THIS SUBDIVISION

(a) "UNIT" means an individual air space unit which is contained within the perimeter walls, floors, ceilings, windows, and doors of each unit of a Condominium Plat to be filed for record upon a lot of this subdivision, together with all fixtures and improvements therein contained but not including any structural components of the building, if any, located within the unit.

(b) "CONDOMINIUM" or "CONDOMINIUM UNIT" means the fee simple title in and to a unit together with an appurtenant undivided fractional interest in and to the general common elements of this subdivision.

(c) "GENERAL COMMON ELEMENTS" means and includes the land located within the subdivision and the structural components of the buildings, and all other parts of such land and the improvements thereon necessary or convenient to its existence, maintenance, and safety which are normally and reasonably in common use, including the air above such land. It shall also mean and include the limited common elements unless such elements are hereinafter or in the Declaration of Condominium specifically excluded as to any specific situation. (Common "Areas" refers to the lands within the General Common Elements not located within or under the buildings)

(d) "LIMITED COMMON ELEMENTS" means those portions of the general common elements which are either limited to and reserved for the exclusive use of an owner of a condominium unit or are limited to and reserved for the common use of more than one but fewer than all of the condominium unit owners.

THE LOTS OF THIS SUBDIVISION ARE SUBJECT TO FURTHER DIVISION.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

THE ROADS OF THIS SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED.

THE WATER DISTRIBUTION AND SEWER COLLECTION SYSTEMS WITHIN THIS SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED.

THIS SUBDIVISION IS SUBJECT TO SIGNIFICANT IMPACTS FROM SKI AREA, RESORT, AND RECREATIONAL USES UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS, INCLUDING NOISE, SNOWMAKING, LIGHTING, AND TRAFFIC IMPACTS ASSOCIATED WITH THESE USES AND THE CONSTRUCTION OF ADDITIONAL FACILITIES

SNOW KING RESORT PLANS SUBSTANTIAL FUTURE ADDITIONS TO THEIR FACILITIES. THESE ADDITIONS WILL INCLUDE CONDOMINIUM, HOTEL, CONVENTION, AND OTHER RESORT AND RECREATION FACILITIES. THESE ADDITIONS WILL OCCUR UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS WITH SIGNIFICANT NOISE, LIGHTING, AND TRAFFIC IMPACTS.

DEVELOPMENT OF ANY OF THE LOTS OF THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN ON FILE WITH THE TOWN OF JACKSON AND ANY AMENDMENTS THERETO.

1236

GRANTOR: GRAND VIEW DEVELOPMENT LLC
GRANTEE: THE PUBLIC PLAT #1236
Doc #726947 bk 2RAP pg 84-84 Filed At 11:54 AM 04/11/08
Sherry L. Daigle Teton County Clerk fees: 58.00
By Mary Smith Deputy

Zoning District: Planned Resort District
Number of Lots: 4 Lots

Total Acreage: 30.60 Acres

SUBMITTAL DATE: 1/25/08

FINAL SUBMITTAL REVISION: 4/04/08

Owner and Subdivider:
Grand View Development, LLC
Box 928
Jackson, Wyoming 83001
(307) 733-5200

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 37 and 47 of Grand View Lodges Addition to the Town of Jackson Plat no. 1156

located within the SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

DATE	1/07/08
SURVEYED	ns
ENGINEERED	
DRAWN	ak
CHECKED	mjq
APPROVED	
REV.	2/20/08

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

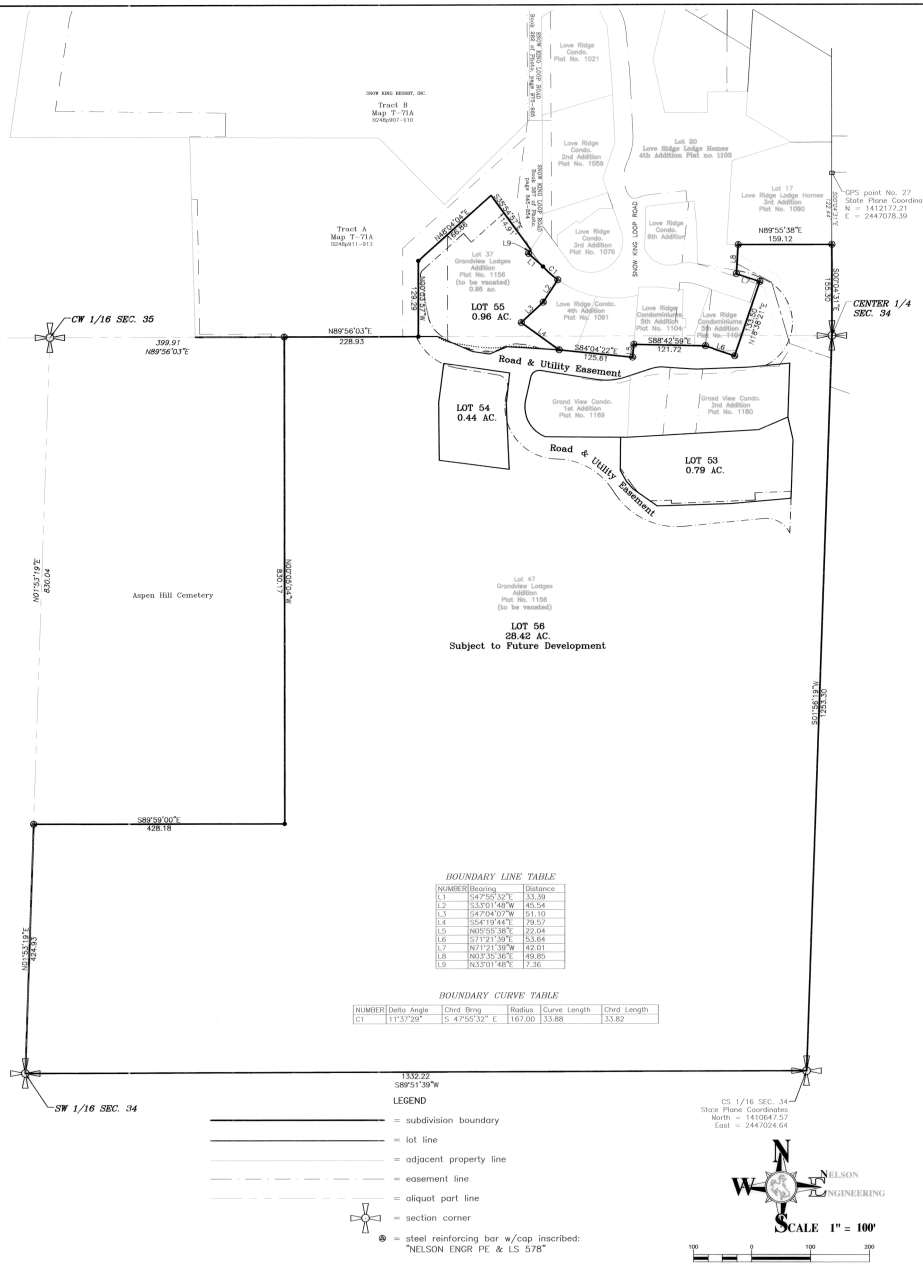
DRAWING TITLE: Final Plat Certificate Sheet

JOB TITLE: GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

DRAWING NO 1 of 3

JOB NO 07-317-01

S:\PROJECTS\07-317-01\CAD\PLAT\07-317-01 PLAT.DWG 4/4/2008 8:05:42 PM PLOTTED BY: KAREN MEEK



BOUNDARY LINE TABLE

NUMBER	Bearing	Distance
L1	S47°55'32"E	33.39
L2	S33°01'48"W	45.54
L3	S47°04'07"W	51.10
L4	S54°19'44"E	79.57
L5	N05°55'38"E	22.04
L6	S71°21'39"E	53.64
L7	N71°21'39"W	42.01
L8	N03°39'36"E	49.85
L9	N33°01'48"E	7.36

BOUNDARY CURVE TABLE

NUMBER	Delta Angle	Chrd Brng	Radius	Curve Length	Chrd Length
C1	11°37'29"	S 47°55'32" E	167.00	33.88	33.82



Vicinity Map
(Part) Section 34, T41N, R116W
scale: 1" = 400'

THE LOTS OF THIS SUBDIVISION ARE SUBJECT TO FURTHER DIVISION.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

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SNOW KING RESORT PLANS SUBSTANTIAL FUTURE ADDITIONS TO THEIR FACILITIES. THESE ADDITIONS WILL INCLUDE CONDOMINIUM, HOTEL, CONVENTION, AND OTHER RESORT AND RECREATION FACILITIES. THESE ADDITIONS WILL OCCUR UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS WITH SIGNIFICANT NOISE, LIGHTING, AND TRAFFIC IMPACTS.

DEVELOPMENT OF ANY OF THE LOTS OF THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN ON FILE WITH THE TOWN OF JACKSON AND ANY AMENDMENTS THERETO.

Zoning District: Planned Resort District
Number of Lots: 4 Lots

Total Acreage: 30.60 Acres

SUBMITTAL DATE: 1/09/08

FINAL SUBMITTAL REVISION: 4/04/08

GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 37 and 47 of Grand View Lodges Addition to the Town of Jackson Plat no. 1156

located within the SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

1236

Owner and Subdivider:
Grand View Development, LLC
Box 928
Jackson, Wyoming 83001
(307) 733-5200

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	11/19/07		REV 5/11/08
SURVEYED	NE		
ENGINEERED			
DRAWN		SK	
CHECKED			
APPROVED			

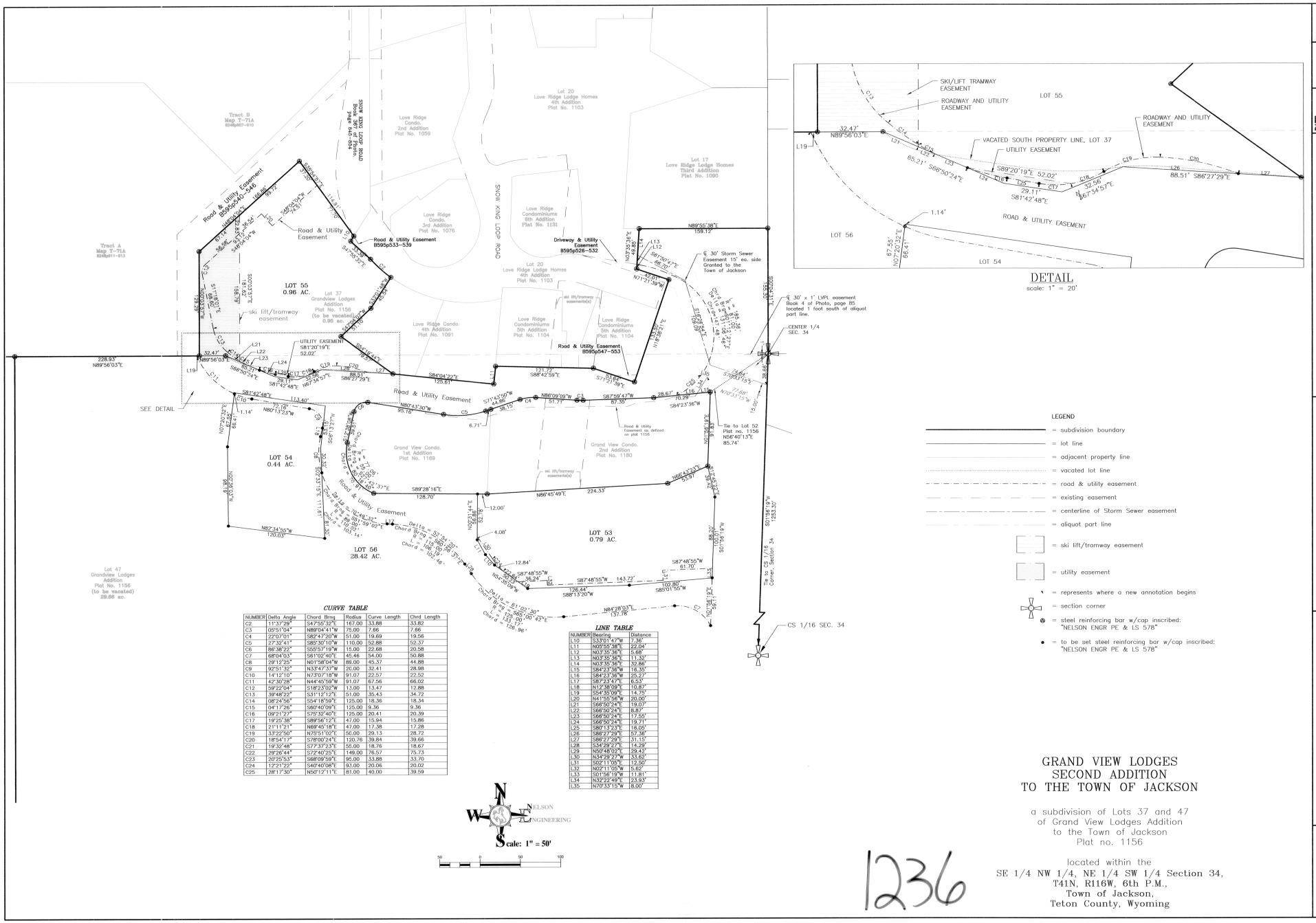
DRAWING TITLE: SITE PLAN

JOB TITLE: GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

DRAWING NO 2 of 3

JOB NO 07-317-01

S:\ACAD\DRAWINGS\07-317\07-317-PLAT.DWG, 1000 SCALE PIC 2), MAR 06 2008, 10:09:06 AM, PLOTTED BY MARY.DUNCE



CURVE TABLE

NUMBER	Delta Angle	Chord Brng	Radius	Curve Length	Chrd Length
C2	11°37'29"	S47°55'32"E	167.00	33.88	33.82
C3	05°51'04"	N89°04'41"W	75.00	7.66	7.66
C4	22°07'01"	S82°47'20"W	51.00	19.69	19.56
C5	27°32'41"	S85°30'10"W	110.00	52.88	52.37
C6	86°38'22"	S55°57'19"W	15.00	22.68	20.58
C7	68°04'03"	S61°02'40"E	45.46	54.00	50.88
C8	29°12'25"	N01°58'04"W	86.00	45.37	44.88
C9	92°51'32"	N33°47'37"W	26.00	32.41	28.98
C10	14°12'10"	N73°07'18"W	91.07	22.57	22.52
C11	42°30'28"	N44°45'59"W	91.07	67.56	66.02
C12	59°22'04"	S16°23'02"W	13.00	13.47	12.88
C13	39°48'22"	S31°12'12"E	51.00	35.43	34.72
C14	08°24'56"	S54°18'59"E	125.00	18.36	18.34
C15	04°17'26"	S60°40'09"E	125.00	9.36	9.36
C16	09°21'27"	S75°32'40"E	125.00	20.41	20.39
C17	19°25'38"	S89°56'12"E	47.00	15.94	15.86
C18	21°11'21"	N69°45'18"E	47.00	17.38	17.28
C19	33°22'50"	N75°51'02"E	50.00	29.13	28.72
C20	18°54'17"	S78°00'24"E	120.76	39.84	39.66
C21	19°32'48"	S77°37'23"E	55.00	18.76	18.67
C22	29°26'44"	S72°40'25"E	149.00	76.57	75.73
C23	20°25'53"	S68°09'59"E	95.00	33.88	33.70
C24	17°21'22"	S40°40'08"E	93.00	20.06	20.02
C25	28°17'30"	N50°12'11"E	81.00	40.00	39.59

LINE TABLE

NUMBER	Bearing	Distance
L10	S33°01'47"W	7.36'
L11	N05°55'38"E	22.04'
L12	N03°35'36"E	5.68'
L13	N03°35'36"E	11.30'
L14	N03°35'36"E	32.88'
L15	S84°23'36"W	18.35'
L16	S84°23'36"W	25.27'
L17	S87°23'47"E	6.53'
L18	N12°38'09"E	10.80'
L19	S54°35'09"E	14.75'
L20	N41°55'56"W	20.00'
L21	S68°50'24"E	19.07'
L22	S66°50'24"E	8.87'
L23	S66°50'24"E	17.55'
L24	S66°50'24"E	19.71'
L25	S80°13'53"E	16.05'
L26	S86°27'29"E	57.38'
L27	S86°27'29"E	31.15'
L28	S34°29'27"E	14.29'
L29	N50°48'02"E	29.43'
L30	N34°29'27"W	33.62'
L31	S05°11'05"E	12.50'
L32	N02°11'05"W	5.62'
L33	S01°58'19"W	11.81'
L34	N32°22'49"E	23.93'
L35	N70°33'15"W	8.00'

LEGEND

- = subdivision boundary
- = lot line
- = adjacent property line
- = vacated lot line
- = road & utility easement
- = existing easement
- = centerline of Storm Sewer easement
- = aliquot part line
- = ski lift/tramway easement
- = utility easement
- = represents where a new annotation begins
- = section corner
- = steel reinforcing bar w/cap inscribed: "NELSON ENGR PE & LS 578"
- = to be set steel reinforcing bar w/cap inscribed: "NELSON ENGR PE & LS 578"

GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 37 and 47 of Grand View Lodges Addition to the Town of Jackson Plat no. 1156

located within the SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

1236

NELSON ENGINEERING
P.O. BOX 1569, JACKSON WYOMING (307) 733-2087

DATE	REV. 9/11/08
SURVEYED	NE
ENGINEERED	
DRAWN	SK
CHECKED	MAQ
APPROVED	

DRAWING TITLE: SITE PLAN
50 SCALE

JOB TITLE: GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

DRAWING NO 3 of 3

JOB NO 07-317-01

S:\MRS\DRWG\JOB\1309-3\PLAT\MG FOR SCALE.DG 3) MAR 16 2005 10:05:06 AM PLOTTED BY: KARSCHNER

Geotechnical Report

REFER TO ADDENDUM

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-168		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-168		DETERMINATION OF SUFFICIENCY	Please see attached letter.		
P24-168		ENGINEERING DEPARTMENT COMMENTS	See attached PDF.		
P24-168		FIRE DEPARTMENT COMMENTS	Phase 2 (553 Upper Snow King/Lot 53) shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Construction Management Plan shall include an approved, written site safety plan establishing a fire prevention program at the project site throughout all phases of construction per the requirements of the IFC, Section 3303. The plan shall be submitted to this department and approved before a building permit is issued. 2.) Fire apparatus access roads shall be provided and maintained in accordance with the IFC, Sections 503.1.1 - 503.1.3. 3.) A fire permit is required for automatic sprinkler systems. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 4.) A fire permit is required for fire alarm systems. A stamped set of fire alarm plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 5.) Standpipe systems shall be provided in new buildings in accordance with the IFC, Section 905.2 - 905.11. A fire permit is required for standpipe systems. A stamped set of standpipe plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 6.) Provide elevator specifications as it will have an impact on sprinkler and fire alarm requirements. Elevators with Firefighter Emergency Operation are required to have a sump and drain. 7.) Buildings will be subject to requirements for emergency responder communication. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. A signal survey can be scheduled when the project is at a 70-75% build-out. A fire department permit is required for the installation of a radio enhancement system. A plan set shall be submitted for review and approval prior to a permit being issued. 8.) Means of egress illumination per the requirements of the IFC, Section 1008.		
	11/13/2024	LEGAL DEPARTMENT COMMENTS		TVALENTINE@JACKSONWY.GOV	12/06/2024
	12/16/2024	PLANNING DEPARTMENT COMMENTS		LPOTZ@JACKSONWY.GOV	12/16/2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	12/24/2024	PC ROUGH DRAFT		KSLUDER@JACKSONWY.GOV	12/24/2024
	02/03/2025	PARKS AND RECREATION DEPARTMENT COMMENTS		BTLENZ@JACKSONWY.GOV	02/03/2025
		PC PUBLIC NOTICE			
		DETERMINATION OF SUFFICIENCY			
		FINAL REPORT			
		COMPLETE REPORT			
		START DEPARTMENT COMMENTS			
		POLICE DEPARTMENT COMMENTS			
		FINAL LETTER			
		TOWN COUNCIL MEETING			
		COMPLETENESS REVIEW			
		PC FINAL DRAFT			
		TC PUBLIC NOTICE			
		INITIAL REPORT			
		JOINT HOUSING DEPARTMENT COMMENTS			
		PATHWAYS DEPARTMENT COMMENTS			
		PC KEY ISSUES			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-174		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-174		DETERMINATION OF SUFFICIENCY	Please see attached letter.		
P24-174		ENGINEERING DEPARTMENT COMMENTS	See attached PDF.		
P24-174		FIRE DEPARTMENT COMMENTS	Phase 1 (510 Upper Snow King/Lot 57 North & South Buildings) shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Construction Management Plan shall include an approved, written site safety plan establishing a fire prevention program at the project site throughout all phases of construction per the requirements of the IFC, Section 3303. The plan shall be submitted to this department and approved before a building permit is issued. 2.) Fire apparatus access roads shall be provided and maintained in accordance with the IFC, Sections 503.1.1 - 503.1.3. 3.) A fire permit is required for automatic sprinkler systems. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 4.) A fire permit is required for fire alarm systems. A stamped set of fire alarm plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 5.) Standpipe systems shall be provided in new buildings in accordance with the IFC, Section 905.2 - 905.11. A fire permit is required for standpipe systems. A stamped set of standpipe plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 6.) Provide elevator specifications as it will have an impact on sprinkler and fire alarm requirements. Elevators with Firefighter Emergency Operation are required to have a sump and drain. 7.) Buildings will be subject to requirements for emergency responder communication. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. A signal survey can be scheduled when the project is at a 70-75% build-out. A fire department permit is required for the installation of a radio enhancement system. A plan set shall be submitted for review and approval prior to a permit being issued. 8.) Means of egress illumination per the requirements of the IFC, Section 1008.		
	11/13/2024	PC PUBLIC NOTICE		TVALENTINE@JACKSONWY.GOV	12/06/2024
	12/16/2024	TC PUBLIC NOTICE		LPOTZ@JACKSONWY.GOV	12/16/2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	12/24/2024	PLANNING DEPARTMENT COMMENTS		KSLUDER@JACKSONWY.GOV	12/24/2024
	02/03/2025	JOINT HOUSING DEPARTMENT COMMENTS		BTLENZ@JACKSONWY.GOV	02/03/2025
		DETERMINATION OF SUFFICIENCY			
		FINAL LETTER			
		PARKS AND RECREATION DEPARTMENT COMMENTS			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			
		COMPLETENESS REVIEW			
		PC ROUGH DRAFT			
		POLICE DEPARTMENT COMMENTS			
		PC FINAL DRAFT			
		COMPLETE REPORT			
		LEGAL DEPARTMENT COMMENTS			
		INITIAL REPORT			
		TOWN COUNCIL MEETING			
		PC KEY ISSUES			
		START DEPARTMENT COMMENTS			
		FINAL REPORT			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		PATHWAYS DEPARTMENT COMMENTS			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-175		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-175		DETERMINATION OF SUFFICIENCY	Please see attached letter.		
P24-175		ENGINEERING DEPARTMENT COMMENTS	Please see attached PDF.		
P24-175		FIRE DEPARTMENT COMMENTS	Phase 2 (725 Upper Snow King/Lot 58) shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Construction Management Plan shall include an approved, written site safety plan establishing a fire prevention program at the project site throughout all phases of construction per the requirements of the IFC, Section 3303. The plan shall be submitted to this department and approved before a building permit is issued. 2.) Fire apparatus access roads shall be provided and maintained in accordance with the IFC, Sections 503.1.1 - 503.1.3. 3.) A fire permit is required for automatic sprinkler systems. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 4.) A fire permit is required for fire alarm systems. A stamped set of fire alarm plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 5.) Standpipe systems shall be provided in new buildings in accordance with the IFC, Section 905.2 - 905.11. A fire permit is required for standpipe systems. A stamped set of standpipe plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 6.) Provide elevator specifications as it will have an impact on sprinkler and fire alarm requirements. Elevators with Firefighter Emergency Operation are required to have a sump and drain. 7.) Buildings will be subject to requirements for emergency responder communication. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. A signal survey can be scheduled when the project is at a 70-75% build-out. A fire department permit is required for the installation of a radio enhancement system. A plan set shall be submitted for review and approval prior to a permit being issued. 8.) Means of egress illumination per the requirements of the IFC, Section 1008.		
	11/13/2024	PC FINAL DRAFT		TVALENTINE@JACKSONWY.GOV	12/06/2024
	12/16/2024	PC KEY ISSUES		LPOTZ@JACKSONWY.GOV	12/16/2024
	12/24/2024	FINAL LETTER		KSLUDER@JACKSONWY.GOV	12/24/2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	02/03/2025	PARKS AND RECREATION DEPARTMENT COMMENTS		BTLENZ@JACKSONWY.GOV	02/03/2025
		POLICE DEPARTMENT COMMENTS			
		TOWN COUNCIL MEETING			
		PC PUBLIC NOTICE			
		PC ROUGH DRAFT			
		TC PUBLIC NOTICE			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			
		PLANNING DEPARTMENT COMMENTS			
		COMPLETE REPORT			
		LEGAL DEPARTMENT COMMENTS			
		FINAL REPORT			
		START DEPARTMENT COMMENTS			
		COMPLETENESS REVIEW			
		JOINT HOUSING DEPARTMENT COMMENTS			
		INITIAL REPORT			
		DETERMINATION OF SUFFICIENCY			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		PATHWAYS DEPARTMENT COMMENTS			

DEVELOPMENT – APPROVED with CONDITIONS

P24-168, 174, 175
ADDRESS: 510-553-725 Upper Snow King Loop
OWNER: BREG SK57A, LLC & BREG SK57B, LLC & BREG SK57C, LLC
APPLICANT: Northworks Architects – Joe Bongiorno

2/3/2025
Jeff Silliman and Brian Lenz, 733-3079

DATE OF SUBMITTAL: 11/8/2024
DATE OF MATERIALS: 10/29/2024 (Civil)

The engineering division has reviewed your application for a **DEVELOPMENT PLAN** submitted on and with application materials as dated above.

Three separate development plans were submitted, our review for all three is consolidated into one review.

The following conditions are being provided for use in preparation of Building Permits. Unless otherwise noted, the items shall be addressed with any resubmittal of the development plan or with the Building Permit. The information for Building Permits should be detailed for final construction documents.

CONDITIONS OF APPROVAL

A. LDR 5.7.1.D.3: Review and revise the geotechnical reports and provide updated plans and reports with the Building Permit Application as necessary. Applicant is responsible for the cost of any third party review of the geotechnical analysis.
B. LDR 5.7.2.A.1: Provide signed and stamped reports from ATLAS. Update Geotechnical Reports for any changes in design or analysis.
C. LDR 5.7.2.A: Prior to presenting to Town Council provide a narrative and exhibits that show how the buildings conform to the general natural form and minimize cuts and fills. In particular, forty-foot-deep-retaining walls on the south side of Lot 58 provide a significant break in the form and require a large cut without offsetting fill.
D. LDR 5.7.2.B.6: Provide detail on the interceptor ditches uphill of the developments that stable and with capacity for the runoff. Clearly define where the runoff is conveyed. For conveyance off site see notes on LDR 5.7.2.B.8.
E. LDR 5.7.2.B.8: In the absence of a mutual grading easement between adjacent landowners, the tops and toes of cut and fill slopes shall be within the property lines of the proposal
    a. Permit drawings must show grading within the property lines or submit proposed easements with the building permit and show them on the plans noting that they need to be executed and recorded prior to permit issuance.
    b. Prior to permit approval the easements need to be executed and recorded.

SUBMITTED

c. Where work is being completed within an existing road and easement, e.g. between Lots 57 and 58, provide a Letter of Authorization from the landowner to do the work. Show the easements clearly on the plans and cite the legal document that creates them.

F. LDR 5.7.2.B.4 / IBC 1807.2: Provide structural calculations and factors of safety for all retaining walls. Stability analyses demonstrating minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions. Walls with a separation of at least 2H (H of largest of 2 walls) from face of wall to face of wall should be considered as separate walls. In a terrace of retaining walls, a minimum horizontal separation of H/2 should be maintained as measured from back of lower wall to face of higher wall. Provide notes on the plans and details that require Special Inspections by the design professional in responsible charge, IBC 1704 and 1705.1.1. Provide guards as required by IBC 1807.2.5 or as needed to protect wildlife.

G. LDR 5.7.4.B.1: For connection to the downstream storm system determine the actual path of discharge, certify that the lines and detention are clear and functioning, that the new connections are in accord with the original design, and that capacity exists in the system.

H. LDR 5.7.4.B.2.h: Provide pollution abatement treatment prior to any discharge to a stormwater or infiltration system.

I. LDR 5.7.1.D.4: Grading Pre-Applications required for each building prior to Building Permit submittal. If all of the necessary information is prepared for all sites and building permits will be submitted within 6 months of the meeting then one grading pre-application meeting could be used to cover the projects.

J. LDR 7.2.2.A.1.b: Provide a striping and signage plan for the development.

K. LDR 7.7.2.A/G: Show compliance with ISO, DEQ, and Fire standards for number of hydrants and hydrants served on 6-inch lines.

L. LDR 7.7.2.A: Provide will serve letter from the Snow King [Mountain] Resort that clarifies the entity that owns the improvements and the status of the water tank, e.g. when last cleaned and if the full volume of the tank is in use or if the tank is portioned for half capacity. Ownership should coincide with the easements and parcels where the utilities are located. Unless isolated and master metered the water and sewer need to be owned by Snow King Mountain Resort that owns the system the development is connecting to.

M. LDR 7.7.2.A: Provide hydraulic analysis for the development and its flows. Analysis provided was limited to volume. Provide the source for the assumed water demands.

N. LDR 7.7.2.G: Provide a letter from the Fire Marshall that fire supply, protection, and hydrants proposed are acceptable.

O. LDR 7.7.2: Provide size and location of water meters backflow devices for each building. Adhere to Town Standards for utility connections. Each building to have a single tap at main and branched domestic and fire outside of the building with an individual domestic meter for the building. Provide separate meters for irrigation. Reduced Pressure Backflow required on domestic, irrigation and fire. Locate meters and backflow as close as possible to the point of entry to the building.

P. LDR 7.7.3: Town inspection showed that the sewer line is full of dirt and rocks. Provide a note on the plans to isolate/plug the connection to the active sewer prior to cleaning and inspecting the line. DO NOT DISCHARGE THE DEBRIS INTO THE ACTIVE SEWER. Depending

SUBMITTED

on line condition, the lines may need to be retested, repaired, or replaced. Provide video inspections to Town Engineering. Check status of manholes on access road. Make sure they're open, functioning, and accessible.

Q. LDR 7.7.3: Revise wastewater volumes to correspond with Town of Jackson Capacity Fee Max Day, Code 13.08.020.

R. LDR 8.3.3.C.3: For each building, provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g. mail and parcel room with USPS Caller service, private mail delivery, etc.

S. IBC CHAPTER 11 / ADA ACCESSIBILITY: Provide an accessibility plan. Final design and compliance is required with the building permit application but the Development plan needs to show that the plan is feasible.

   Show compliance with accessibility regulations including but not limited to:

   a. 1104.1: At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.
   b. 1104.2: At least one *accessible* route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same *site*.
   c. 1104.5: Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall be interior. Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.
   d. Prioritize pedestrian access through intersections and curb cuts with elevated sidewalks adhering to ADA standards and show how drainage will be achieved.

The following comments are being provided for consideration in preparation of Building Permit documents. They are not compulsory but may add value to the project.

PROJECT SPECIFIC COMMENTS

1. LDR 7.6.3.F.1: Development should provide a reasonable connection to Snow King Drive. The Town of Jackson has an easement in the Snow King Estates development between Lots 10 and 11 that we used during construction in 2018-2019. It would be beneficial to both the Town and the Developer to maintain this alternative access in the event of emergencies or construction. We would like to coordinate with the developer and Snow King Mountain Resort to see if there is a feasible design that could be implemented to preserve this access.
2. The Town standard is no longer for concrete collars on surface features in roadways. Recommend removing concrete collar from manhole and water valve details. Show completion with hot or cold mix pavement.
3. Our records show that the stormwater from this development routes to Vine Drive and then out to Kelly Ave.
4. Is it necessary to replace the entire 8" line uphill of building 57, or can the new line tie in at the crossing of the existing near station 2+30?

SUBMITTED

From: Rich Lurie - Main <rlurie@optonline.net>
Sent: Sunday, June 8, 2025 12:54 PM
To: Tyler Valentine
Subject: Bear Lot 57 vs Grand View CA
Attachments: Lot 57 Single building 2025-3-16.jpg; Lot 57 North-GV 548.jpg

Hi Tyler I have given some thought as to where we are and I decided to send you a summary of my view. I hope you find it helpful. By the way I also want to thank you for giving the Buckrail the rendering that Grand View had produced of their south building. It does clearly demonstrate what we are saying!

Bear Plans for Lot 57 – South building - Town Council should reject the south building

- Manuel placed in the Master Plan the very specific restriction on lot 57 that any building proposed for the lot had to be compatible with Grand View in bulk scale and character. The only place in the Master Plan where a restriction was specifically called out and the existing entity being protected is identified. The south building so clearly violates every one of those terms.
- Bear has tried to hide the fact that it is violating the Master Plan with their latest rendering reproduced on page 29 of staff report which was done at a great distance that extremely downplays the building size
- Bear again downplays the height of the south building with misleading measurements on page 33. The two pictures I provided show the real relationships of these buildings
- Finally, the fact that Bear removed the sidewalk from the east side of their north building to install required vegetation and then suggests a totally ridiculous pedestrian path. See page 38. No one will believe this. It is totally clear that the foot traffic for 60 condominiums will be walking up the new Upper Snow King Loop Road in all kinds of weather and all times of day and night. In this example Bear has demonstrated that they really do not care one bit over the foot traffic or the pedestrian experience. They will have built their buildings and they will be gone. This attitude alone should generate zero compassion towards their approval request.

Let's Take a Look at the Bear South Building

- Bear's approach to this development is to squeeze the maximum amount of residential square footage onto these three lots at the minimum cost. This is the main reason why they moved 18,000 sq ft from lots 53 and 58 onto 5 7. Much cheaper to build lower down. It appears it has given no focus on the marketing desirableness of the south building and the importance of views.
- The south building is being placed where no where in any plans it was ever envisioned and for very good reason as it has all these undesirable characteristics.
    - Automobile traffic for 60 condominiums will pass in front of it daily
    - Foot traffic for 60 condominiums will pass by it daily
    - In the evening the headlights from cars coming up the new Upper Snow King Loop Road which is slightly up hill will shine directly into the units on the first and second floors
    - During the day, the Cowboy Coaster's riders will be flying by 50' away behind all the units
    - Finally looking at page 94 an page 98, it is clear three quarters of all the units in the south building will have their views blocked by either the north building or Grand View 548. For rental units in Jackson, views are extremely important.
    - In my view, with the Town Council not approving the south building on lot 57, it will be saving Bear from building a building that will be difficult to market as it is poorly positioned with almost no views.

<u>So what is a "win win" solution for Bear and Sub Area 3 of the Resort District?</u>

- The south building is eliminated
- The north building is redesigned and expanded to not only have units with views looking north at the Tetons and other units overlooking the Snow King Ski area. All units will have views. See attachment
- At least 10,000 sq ft is moved back up to lot 58 and lot 58 will become the most desirable building in the development
    - No automobile traffic
    - No pedestrian traffic
    - All units will have spectacular views looking north and all above the lot 53 building
        - During the day, terrific views of all of the Tetons and the Elk Preserve

        - At night the lights of downtown Jackson
    - All units if designed with back decks will have great views of the Raffety area of Snow King Ski area
- Grand View 548 is no longer being smothered by the south building and the north building is being built according to the Master Plan. See second attachment.
- Visitor parking is provided for Lot 57

Plan Moving Forward

- Bear immediately goes forward with their building plans for lot 53
- Bear spends a couple of months adding 10,000 sq ft to lot 58 and then submits building plans
- Bear spends the next year redesigning Lot 57 as suggested.

I hope you find these thoughts helpful and a way to resolve the issues before the Town Council

Thanks very much for all of your work on this approval process.

Rich

Richard Lurie
R.C. Lurie & Associates LLC
341 Jelliff Mill Road
New Canaan, CT. 06840
Phone: 203-966-2919
Cell: 203-249-0532
rlurie@optonline.net

Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kblsf@yahoo.com

April 8, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

We understand that the Town is evaluating a modified proposal by Bear Development, LLC, to build a multi-unit condominium complex adjacent to the Grand View Condominiums in the Snow King Resort District.

We own unit 483, on the west-facing, top floor of Grand View Building 548. Lot 57 of the proposed development surrounds the west and south sides of Building 548.

We echo the concerns expressed by the Grand View Homeowners' Association, repeat the concerns we stated in our February 20, 2025 letter, and add points specific to the revised plans for Lot 57.

Lot 57's proposed structures are too large and too close to Grand View 548.

- The revised concept for Lot 57 is still not in compliance with the Snow King Master Plan's requirement that new buildings be compatible in bulk, scale and character with Grand View.
- The new plan maximizes sellable square footage on Lot 57 at the expense of the open, bright and understated current setting. Bear proposes two massive, modern structures that would dwarf the single structure previously approved by SKRMA and the Town by reference to footprint, height and proximity to Grand View.
- Prior to purchasing unit 483, we reviewed the approved plans for Lot 57 and took comfort in the expectation of scale-consistent development next door. (*See our February 20, 2025 submission for further reference.*)

- If the two-building concept is approved with the clearances proposed by Bear, the space between Grand View and the new structures will be a close, pedestrian unfriendly and potentially unsafe corridor.

    - Bear's own depictions underscore the lack of harmony with existing buildings and road clearances. For example, roof-to-roof clearance between Grand View 548 and the Love Ridge building downhill is nearly **53 feet**. This distance preserves space, privacy, light, sight lines, median space and clearance for Snow King Loop Road. (*Revised Plan "RP" p. 85.*)

    - Compared to existing structures separated by Snow King Loop Road, clearance between buildings would shrink by as much as 10 feet under Bear's revised plans. Bear envisions roof-to-roof clearance of just **43 feet** between Grand View 548 and the Lot 57 North building, and just **50 feet** between Grand View 548 and the South building, with Upper Snow King Loop Road passing in between. (*RP pp. 85.*) The combined effect will be a sense of increasing constriction as you turn uphill towards Lots 53 and 58. (*RP p. 72.*) The depictions submitted by Bear of this junction omit Grand View 548 to give an artificial sense of space and brightness in this space. (*RP pp. 73-74.*)

    - Separation between Grand View 548 and Lot 57 South could well be less than 50 feet, as the balconies of the new condos appear to extend beyond the building's roofline towards our patios, again impacting relative scale, privacy, light and sound. (*Compare RP pp. 75, 86.*)

    - Bear chose to eliminate sidewalks rather than compromise on square footage. (*RP p. 6.*) Two large buildings do not fit naturally with Lot 57's unusual shape or meet the Master Plan's requirement for harmony with Grand View. Bear celebrates the loss of sidewalks as win for plantings and visual screening, but it is more accurately a result of designing the largest possible structure to the limits of the property line in a constrained space. The Town should closely scrutinize whether the proximity of Lot 57's structures to Grand View is consistent with the Master Plan's mandates to "encourage pedestrian activity," "reduce mass to better align with neighboring structures," and ensure safe ingress and egress.

    - Despite roof line adjustments in the revised plan, Lot 57's South building will be at least **19 feet taller** than Grand View 548, a spatial misalignment that

will be made more obvious by the inadequate horizontal separation discussed above.

- Some of Bear's depictions of Lot 57 plans are incomplete and misleading.

  - Bear produced many renditions showing Lot 57's structures in relation to Grand View, yet not one shows the west-facing perspective down Upper Snow King Loop Road (i.e., between Grand View 548 and Lot 57 South). The Grand View HOA submitted its own rendering of this corridor to emphasize what Bear wants to downplay: the bottleneck and spatial (horizontal and vertical) mismatch that will result by allowing the proposed construction to the lot lines on the south arm of Lot 57 less than 50 feet away from Grand View neighbors' patios.

  - Even without an honest rendering of this tight east-west corridor, aerial images on pages 8, 14 and 62 of the Revised Plan show the horizontal scale disparity between Lot 57 South and Grand View – a disharmony that runs afoul of the Master Plan.

  - The image on page 73 of the Revised Plan is skewed to ignore Grand View, giving an artificial impression of space, light and access. The actual layout would be much tighter, at just 43-50 feet separation according to Bear's own renditions.

The Town should reject the proposed development on Lot 57 outright, or at a minimum disallow the outsized structure on Lot 57's South arm and require more horizontal clearance between Lot 57's North structure and Grand View 548.

Thank you for considering our position.

Respectfully,

Kyle Levine

Kyle B. Levine
for Blanche Neige LLC

Robert P. Warren
550 Snow King Loop, Apt 504
Jackson, Wy 83001

April 8, 2025

Mr. Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

As a resident of Jackson and an owner of a Grand View Condominium, I want to reiterate my vigorous opposition to the resubmitted application and plans of Bear Development, LLC, a Wisconsin developer (the "Applicant") for Snow King Condominiums, Lots 53, 57 and 58 (the "Plans"). The applicant's newly submitted plans are at sum an obvious transparent attempt to deliberately mislead the Planning and Town Council both by its "revisions" and proffered drawings.

To be specific, as an owner in Grand View Building 550, I again strenuously object to the bulk and scale of Lot 53's proposed building which will tower over my condominium. There is nothing in the Applicant's revised Plans which addresses the fact that as proposed the Lot 53 Building will meaningfully dwarf Grand View building 550. Its "new" Plans simply fail to reduce in any respect the size of the building on Lot 53 – obviously a misguided assessment that it could simply just muscle the Plans through municipal examination by indulging in the misguided presumption that it would not be serious scrutinized.

What brings the Applicant's greed and sleight of hand into clear focus is the way it yet again presents the visible depictions of its Plans. By grossly distorting the size of these buildings in its pictural renditions, the Applicant tacitly acknowledges that it does not want the town to recognize how outsized they are. There is no other reason to misrepresent the size and structure of the

proposed development other than to believe that no one will carefully probe their Plans.

Among other things, the applicant is in direct violation of the Snow King Master Plan in that the Applicant did not provide for any vegetation between their buildings and the sidewalks. To meet the Master Plan's requirement of having room for vegetation next to their building, the Applicant's apparent solution is to now simply eliminate the sidewalks. Pedestrians, therefore, walking up from the hotel or parking to visit one of the 72 condominiums, will need to walk in the road!

Moreover, by its size alone, the Lot 53 building will create a sunless valley between it and my unit. Without a doubt, the Lot 53 building violates the bulk, scale and character of Grand View's master plan upon which I relied when I first purchased my condominium.

Unfortunately, Applicant is an out of state developer with little regard for our community which is evidenced by its total lack of appreciation of how its Plans will impact Jackson and the surrounding Snow King condominium environment. It is abundantly clear from the size and scope of its Plans that the Applicant is merely concerned about how many apartment units, buildings, occupants and vehicles it can pack into Lots 53, 57 and 58.

It is extremely obvious as well that the Applicant's sole objective is simply to make as much money as possible -- to get the largest possible return on its investment -- with utterly no regard for the town of Jackson's surrounding communities, its natural beauty and the substantially increased strain it will place on our municipal services and infrastructure.

Also, the Plans place a huge increasing revenue burden on the citizens of Jackson with an inevitably expanding demand for municipal services like water, sewage, electrical service and traffic control. Also, it is certainly foreseeable that if this proposed project ever caught fire either internally or because of a forest fire, such an out-of-control conflagration would certainly engulf not only the surrounding condominiums, but also the houses and subdivisions below and others close to town – especially if driven by strong winds.

And, if anyone thinks that East and West Snow King Road and US 191 are parking lots between the hours of 3:30 pm and 6:00 pm, then this Plan with all its residents and vehicles, will make these roads at times simply impassable for Jackson residents -- especially those living on either side of these roadways which for many is their only way out.

The Grand View Condominium Association has submitted a letter objection to significant aspects of the Plans and has addressed the Applicant's failure to comply with the requirements of the Snow King Planned Resort District Master Plan. Plainly stated, the Plans are noncompliant with the overall Master Plan and are certainly not in the best interest of the Jackson community.

I again respectfully ask the Town of Jackson to reject the revised proposed Plans outright. We as residents should not aid and abet Applicant's outright greed and allow our town to be despoiled by outsiders who want to forever change the character of our community while lining their own pockets and then simply moving on without looking back! The Snow King Resort District Master Plan must be adhered to and respected.

Thank you for your consideration.

Submitted By,

Robert Warren

Robert P. Warren
550 Snow King Loop, Apt 504
Jackson, Wy 83001

February 19, 2025

Mr. Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

As a resident of Jackson and an owner of a Grand View Condominium, I stand in vigorous opposition to the application and plans of Bear Development, LLC, a Wisconsin developer (the "Applicant") for Snow King Condominiums, Lots 53, 57 and 58 (the "Plans").

To be specific, as an owner in Grand View Building 550, I strenuously object to the bulk and scale of Lot 53's proposed building which will tower over my condominium. As currently proposed, the Lot 53 Building will be more than twice the size of Building 550. Moreover, by its size alone, the Lot 53 building will create a sun less valley between it and my unit as well as seriously impinging upon my pedestrian walkway. Finally, the Lot 53 building violates the bulk, scale and character of Grand View's master plan upon which I relied when I first purchased my condominium.

Unfortunately, Applicant is an out of state developer with little regard for our community which is evidenced by its total lack of appreciation of how its Plans will impact Jackson and the surrounding Snow King condominium environment. It is abundantly clear from the size and scope of its Plans that

the Applicant is merely concerned about how many apartment units, buildings, occupants and vehicles it can pack into Lots 53, 57 and 58.

The Applicant's sole objective is simply to make as much money as possible -- to get the largest possible return on its investment -- with utterly no regard for the town of Jackson's surrounding communities, its natural beauty and the substantially increased strain it will place on our municipal services.

What brings the Applicant's greed and sleight of hand into clear focus is the way it presents the visible depictions of its Plans. By grossly distorting their size in its pictural renditions, the Applicant tacitly acknowledges that it does not want the town to recognize how outsized buildings are. There is no other reason to misrepresent the size and structure of the proposed development other than to believe that no one will carefully probe their Plans.

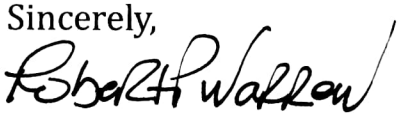
Also, the Plans place a huge increasing revenue burden on the citizens of Jackson with an inevitably expanding demand for municipal services like water, sewage, electrical service and traffic control. Also, it is certainly foreseeable that if this proposed project caught fire either internally or because of a forest fire, such an out-of-control fire would certainly engulf not only the surrounding condominiums, but also the houses and subdivisions below and others close to town – especially if driven by strong winds.

And, if anyone thinks that East and West Snow King Road and US 191 are parking lots between the hours of 3:30 pm and 6:00 pm, then this Plan with all its residents and vehicles, will make these roads at times simply impassable for Jackson residents -- especially those living on either side of these roadways which for many is their only way out.

The Grand View Condominium Association has submitted a letter objection to significant aspects of the Plans and has addressed the Applicant's failure to comply with the requirements of the Snow King Planned Resort District Master Plan. Plainly stated, the Plans are noncompliant with the overall Master Plan and are certainly not in the best interests of the Jackson community.

I respectfully ask the Town of Jackson reject the proposed Plans outright. We as residents should not aid and abet Applicant's outright greed and allow our town to be despoiled by outsiders who want to forever change the character of our community while lining their own pockets and then simply moving on without looking back! Thank you for your consideration.

Sincerely,



Robert P. Warren

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Palmers Email the Town Council
Date: Monday, May 26, 2025 6:06:50 AM

Email the Town Council

Email Content:	My wife and I put a substantial amount of our net worth at risk when we purchased Grand View Condo 494 in August of 2020. We decided on that condo because we did our due diligence and reviewed the plans for Lot 57 at Snow King Resort which would prevent unreasonable buildings to be built that were not in bulk, scale, and character with Grand View. This protected our investment and maybe just as importantly, the character of what one would expect in a resort in the historic town of Jackson which I have spent much time in for over 50 years. Now we are seeing that everything that is being requested to be approved for Lot 57 violates everything we read and saw in the Master Plan. When I saw the plan for Lot 57, I was horrified. I thought, “How in the world could this be approved when a reasonable person would not even entertain the thought of having a building that does not meet the specific requirements stated in the Master Plan?” This is a massive building, and in no way, shape or form complies with the Master Plan. I thought one of the reasons that we have a Master Plan was to prevent this very thing from happening. The plan says that any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View. That word “must” is very clear. Of course it requires someone’s judgement to approve or disapprove. To me, this judgement call is as clear as day. How can we say with a straight face that a building that is twice as high as the back of Grand View 548, has nearly four times the number of units, has a footprint that allows no setbacks from property line and extends three times in length versus Grand View buildings, is not in violation of the very plan which is supposed to protect this kind of thing from happening? Therefore, these plans for Lot 57 MUST be rejected so we continue to remain true to the Master Plan which was well thought out and done for a reason.
Your Name:	Chris & Mandy Palmer
Your Company Name:	*Field not completed.*
Your Phone Number:	703-928-3470
Your Email Address:	chris.mandy@cox.net

Your City:	Jackson
Your State:	WY
Your Zip Code:	83002

Email not displaying correctly? View it in your browser.

From: chris.mandy
To: Tyler Valentine
Subject: New Snow King Development
Date: Thursday, February 20, 2025 1:22:50 AM

Mr. Valentine,

As owner of 549 Snow King Loop, Unit 494, I fully support the issues our HOA board has raised regarding the proposed construction behind our units. This proposed construction on Lot 57 obviously violates the restrictions on page 77 to be compatible with Grand View in bulk, scale, and character. If this is allowed to go through, the result would be a towering monstrosity of buildings that diminish the whole look of the mountain and violate well thought out and purposeful restrictions. Please make the right decision on this proposed construction and do not allow it to go through.

Sincerely,
Chris Palmer

From: Craig Pepin
To: Town Council
Subject: June 2 meeting, Snow King development
Date: Saturday, May 31, 2025 5:50:21 PM

Dear Town Council,

As a resident of the Grand View condo development of Snow King Resort, I am requesting close scrutiny and rejection of the currently proposed development at Snow King. Please consider the following points:

The height of the proposed development and proximity to the road will lead to a canyon effect when traveling in the neighborhood. Look closely at the renderings provided by the developers. Nowhere else in the town of Jackson is this canyon effect present at two sides of a thoroughfare (Snow King Loop Road).

The developer's proposed buildings on the lowest lot are too close to the road because the lot is being overdeveloping by transferring allowable square footage from two higher properties. Adjacent didewalks are necessary for safe passage of residents, guests and service providers along the road. Additionally, the proposed development does not provide adequate parking. Please consider safety in your decision-making.

If the visual renderings are not sufficiently illustrative, please consider a site visit prior to voting on this important project. This proposed overdevelopment would forever change the neighborhood.

I recognize the right of the developers to build on the property they purchased but urge you to hold them to the standard of fitting into the bulk, scale and character of the community.

Respectfully submitted,

Craig Pepin

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proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or intended recipient's authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

From: Deborah Wente
To: Tyler Valentine
Subject: Proposed Snow King development
Date: Thursday, February 20, 2025 8:45:30 AM
Attachments: SK Master Plan - Page 77 .jpg.msg
Lot 57 South-GV 548 .jpg.msg
Lot 57 North-GV 548 .jpg.msg

John and Deborah Wente
548 Snow King Loop Road
Unit 482
Jackson, WY 83001

February 20, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Department
Tvalentine@jacksonwy.gov

Dear Mr. Valentine,

We understand that the town is evaluating a proposal by Bear Development,LLC to build a multi unit condominium complex adjacent to the Grandview condominiums in the Snow King resort district.

We own Grandview unit 482 which is located on the east side of the building.

Please consider this letter as opposition to the Bear Development plans for lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant, negative impacts to Grandview and the surrounding areas and do not meet the master plans requirements

for bulk, scale, or character as explained more fully in the letter from Richard Lurie, President of the Grandview Condominium Association. We ask that these plans be denied until changes are made to bring the proposed development into compliance with the master plan.

In 2006 when we purchased our unit in building 548 of Snow King, we carefully reviewed all associated documentation. This included the Snow King master plan, please see attached. We understood that there would be eventual development near our unit consistent with what was presented in the master plan and approved by the Town of Jackson. As stated in the master plan, units will be developed to fit in with the bulk, scale, and character of the existing Grandview condominiums and Grandview Lodge.

We strenuously object to the current plan. These buildings are much bigger than the current units and are inconsistent with the Snow King master plan. We will completely lose visibility of Snow King Mountain. One of our favorite things is to sit on the back deck and look up at the mountain, there was never any expectation we would lose this privilege. Please reference the attached renderings to demonstrate how overshadowed our building would be with the lot 57 South building as proposed. Our beautiful view of the mountain would now be a view of a garage.

Again, we understand that these properties were planned for development. However, we had absolutely no expectation they would be so completely oversized compared to the current building.

If this development as proposed is allowed to proceed, the Snow King master plan becomes a useless document that no potential

buyer in the Resort District can rely upon.

We respectfully request that the town of Jackson reject the proposed plan.

John and Deborah Wente

Get Outlook for iOS

From: Dennis Law
To: Tyler Valentine
Subject: Bear Development"s Proposed development at Snow King Resort
Date: Thursday, February 20, 2025 11:47:47 AM

Hello Tyler,

My name is Dennis Law, I am writing this letter as an owner, with interest in a number of the condominiums in the Grand View Condominiums, through my father Creed Law's trust.

We strongly object to Bear Development's application for the development of lots 53 and 57 of the Snow King Resort. The proposed buildings are massive and out of place when compared to the existing condominiums in our neighborhood. The buildings and the large retaining wall associated with them will create significant negative impacts to Grand View and the surrounding areas. Furthermore, the proposed development does not appear to meet the Master Plan's requirements for the size, scale, character and design, as explained in more detail by Rich Laurie, President of the Grand View Condominium Association.

We ask that these plans and the associated development be denied until changes are made which will bring the proposed development into compliance with the Master Plan and the surrounding area.

Thank you very much for your consideration.

Sincerely,

Dennis C. Law

Donald O'Shei

548 Snow King Loop, Unit 484
Jackson, WY 83001
415-572-3699
doshei@hotmail.com

Apr 9, 2025

Tyler Valentine

Senior Planner
Town of Jackson Planning and Building Dept.

tvalentine@jacksonwy.gov

Dear Mr. Valentine,

Attached please find my letter of February 19, 2025 laying out a number of objections to the Bear Development, LLC plans for Snow King development. Unfortunately, the minimally revised current proposals not assuaged any of my objections in any meaningful way.

Looking at the revised artists renderings (which are designed, I believe, to minimize the perceived impact of the proposed structures in a manner not at all consistent with the true eventual actual impact) the vertical and horizontal mass of the structure proposed for Lot 57, the mountain modern style and the offsets are a total violation of the agreed Snow King Resort District Master Plan which states:

The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums".

Any contention that this structure follows the master Plan is at best disingenuous and at worst intentionally deceitful. I can only reiterate that the objections I raised in my previous letter remain in full force. I repeat that:

Under no circumstances can these structures be approved or the Master Plan requirements will be rendered meaningless and the existing homeowner's interests will be disregarded and their property values damaged.

Nothing in the revised proposals ameliorates those objections and concerns.

Sincerely yours,



Donald O'Shei

Sincerely yours,



Donald O'Shei

Donald O'Shei

548 Snow King Loop, Unit 484
Jackson, WY 83001
415-572-3699
doshei@hotmail.com

February 19, 2025

Tyler Valentine

Senior Planner
Town of Jackson Planning and Building Dept.

tvalentine@jacksonwy.gov

Dear Mr. Valentine,

I have been following, with great interest the ongoing Bear Development, LLC, fiasco. To say I am deeply concerned is a drastic understatement. I have been the owner of Unit 484 in 548 Snow King Loop for over 15 years. Unit 484 is not a rental property and is my primary residence. During that entire period of 15 years Snow King has used the Lot 57 footprint as an equipment dumping ground and to store leaky diesel fuel tanks, creating an eyesore and negatively impacting our enjoyment, use and value of my property. Whenever I raised these issues, I was reassured that Lots 57 and 58 would be imminently redeveloped from this unsightly use, in accordance with the Snow King Resort District Master Plan and that these negative impacts would be mitigated in a manner "spatially and stylistically consistent with existing condominiums and the Grand View Lodge." We were, in fact, regularly pointed to the approved Master Plan's restrictions and illustrations of approved structures, which, were be relied on to protect our future interests

Imagine my consternation, when I discovered that Bear Development, LLC intended to build facilities that clearly diverge from the past approved renderings and footprints by a egregious amount, in violation of the Snow King Resort District Master Plan and that the improperly constituted Snow King Resort District Board had given its approval of said violation to the detriment of the existing home owners in a back door deal of some kind.

The proposed structure cannot be said to meet the Master Plan requirements in any way. The proposed Lot 57 building towers over the existing units. It's roof is approximately double the height of Unit 548. As seen in the artists rendering it is a four story building facing, across a minimal set back, a two story (from the rear aspect) structure. It is a mountain modern style design facing its western aesthetic "neighbors". It is a total mismatch of character. The non-existent setback places the main "party area" balconies directly across and much too close to the rear residential bedrooms of our unit in a manner guaranteed to raise conflict when ski vacation or summer short term renters decide to entertain themselves or guests. This doesn't even consider traffic impact. Clearly, the developers dealt with this concern for their potential unit owners by having much larger separation on the uphill side of the proposed structures.

I quote the final Snow King Master Plan:

"Specific Considerations Related to Sub-Area 3 (page 70)

The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums"

It is clear to me, and I believe to any uninterested observer, that these proposed structures do not in any way or to any degree fit in with the bulk, scale and character of my property and that they grossly violate both the letter and the spirit of the Master Plan that was approved by the parties and relied on by the existing homeowners.

Under no circumstances can these structures be approved or the Master Plan requirements will be rendered meaningless and the existing homeowner's interests will be disregarded and their property values damaged.

Sincerely yours,



Donald O'Shei

Donald O'Shei

548 Snow King Loop, Unit 484
Jackson, WY 83001
415-572-3699
doshei@hotmail.com

February 19, 2025

Tyler Valentine

Senior Planner
Town of Jackson Planning and Building Dept.

tvalentine@jacksonwy.gov

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The proposed structure cannot be said to meet the Master Plan requirements in any way. The proposed Lot 57 building towers over the existing units. It's roof is approximately double the height of Unit 548. As seen in the artists rendering it is a four story building facing, across a minimal set back, a two story (from the rear aspect) structure. It is a mountain modern style design facing its western aesthetic "neighbors". It is a total mismatch of character. The non-existent setback places the main "party area" balconies directly across and much too close to the rear residential bedrooms of our unit in a manner guaranteed to raise conflict when ski vacation or summer short term renters decide to entertain themselves or guests. This doesn't even consider traffic impact. Clearly, the developers dealt with this concern for their potential unit owners by having much larger separation on the uphill side of the proposed structures.

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Under no circumstances can these structures be approved or the Master Plan requirements will be rendered meaningless and the existing homeowner's interests will be disregarded and their property values damaged.

Sincerely yours,



Donald O'Shei

Grand View Homeowners Association

Jackson, Wyoming

May 23, 2025

RE: Revised Bear Development Proposed Plans Lot 57

Town of Jackson - Town Council

The Grand View Condominium Association has reviewed the revised application and plans for Snow King Condominiums Lots 57 submitted by Bear Development, LLC, a Wisconsin developer (the "Applicant"). The Association respectfully submits that the Applicants revised plans continue to fail to comply with the requirements of the Snow King Planned Resort District Master Plan. We take strong opposition to the Planning Commission's approval of the revised Lot 57 plans and plan to present our objections during the Public Comment section of the Town Council Meeting on June 2nd.

The Association's primary objection is to the Lot 57 south building that continues to be incompatible in bulk, scale and character with Grand View Condominiums which is a specifically stated requirement of the Master Plan. See page 70 of Master Plan (page 74 in PDF)

Issue 1: Plans Continue to not Adhere to the Requirements of the Snow King Master Plan

The Master Plan provides a depiction of what was previously approved and could be anticipated and approved for Lot 57 – the "development predictability" that is a key component of the Master Plan. SKRMA always recommends prospective buyers in the Resort District to review the Master Plan to understand what has been approved to be built. The depictions and illustrations show a 25,393 square foot building approved by the Town of Jackson for Lot 57 building (Exhibit 1 below). A very reasonable building is depicted and compatible in bulk, scale and character with Grand View. Buyers of Grand View units therefore made their purchase decision based upon what they saw in the Master Plan.

Instead, the Applicant has decided to move 18,000 sq ft and added a second massive building – over 70% growth of what is approved in the Master Plan. The approval of this lot needs to be based upon as if it were purchased on a standalone basis and without the additional unapproved 18,000 sq ft. Lot 57 was never meant or illustrated to have two buildings on it.

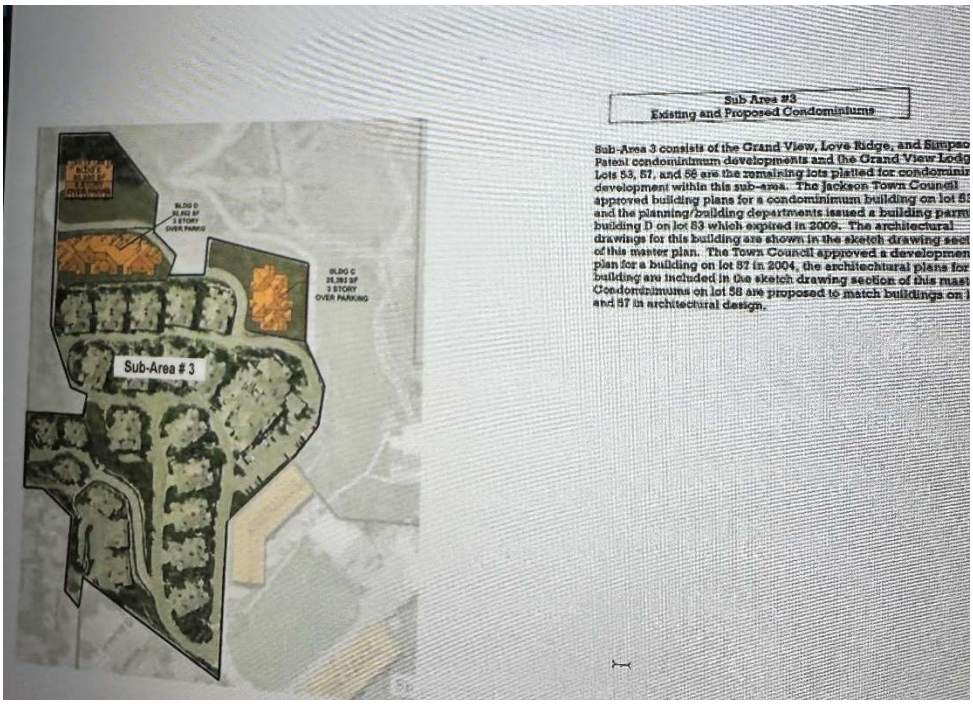


Exhibit 1 Snow King Master Plan illustration for Lot 57 – Single Building

I would also like to make the point that words placed in the Master Plan matter just as much as numbers. When the plan says any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View (Page 70 of the Master Plan), these words matter and it requires a clear judgement call. Fortunately, the call for the Town Council is very easy. The Applicants south building being twice as high as the back of Grand View 548, containing almost four times the number of units, foot print allows no setbacks from property line, no room for sidewalks and extends three times in length than Grand View buildings clearly violate these words.

If the revised Lot 57 plans are approved in their current form, a precedent will be set in the Snow King Resort District to allow for development of a size and character that is not consistent with the Master Plan Design Guidelines and was never contemplated in the Master Plan. Such an approval will create confusion and ambiguity moving forward, and will ultimately undermine the Master Plan itself.

Issue 2: Non-Responsive to Requested Reductions in Bulk and Scale

On the 16th of April, the Applicant's proposed plans for Lot 57 were rejected by the Planning Commission with the specific instructions as follows:

> *In addition, the applicant shall make design changes that further reduce the bulk and scale of the northeast corner of the south building. Suggested changes could include, but are not limited to, removing a section of building on the east side, shifting the building farther south, removing a partial story, shortening the roof overhang above the easternmost third-*

floor unit, reducing square footage, modifying the floor plans to create larger step-backs on upper units, and/or reducing unit counts.

The Applicant's response was woefully inadequate and essentially did almost nothing to address the issues identified:

- A removal of a bedroom of 517 square feet on the fourth floor of a portion of the northeast corner of the south building which represents a 2% reduction, in no way addresses the requirement to reduce the bulk and scale of the south building.

    - **How can a 2% reduction in the size of a building change the decision from it violates the <u>bulk, scale and character</u> requirement in the Master Plan to now it complies with the Master Plan? This is exactly the decision made by Town Planning. It defies logic.**

- The rendering (Page 7) finally provided by the Applicant in the revised package is so deceptive it is essentially dishonest. They created the rendering from a position a considerable distance from the south building to hide its massiveness. It is also an admission, in our opinion, by the Applicant that it <u>does violate the Master Plan</u> as they are trying to hide the actual bulk and scale of the south building with this deceptive rendering.

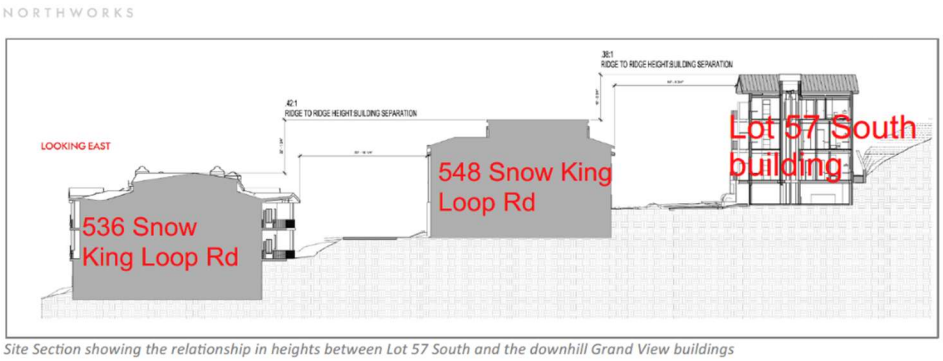
- The rendering produced by Grand View HOA (Exhibit 2) is still an accurate depiction of the bulk and scale of the south building, the total footprint of which has not changed. If you remove the upper left-hand corner single bedroom which is all the Applicant proposed to do in their latest revision, you would not be able to even see the change from the road below.

- The rendering below done to scale shows the south building continues to violated the Master Plan requirement to be compatible with Grand View in bulk, scale and character. Just look at the rendering below. That is Grand View 548 on the right and the extremely large Bear Dev south building on the left. It is 4 stories vs. 2 stories, almost twice as high, totally different scale (15 units vs. 4 units) and a totally different character of building vs. Grand View and the entire residential area of the resort district!



Exhibit 2 Bear Dev south building on left. Grand View 548 on right

Applicant continues to claim the south building is compatible with Grand View in bulk and scale. See Exhibit 3 below produced by the Applicant and which we will show is totally inaccurate. The actual spacing between the Applicant's south building and 548 is shown in Exhibit 2 above which was done from actual drawings. The actual spacing between Grand View 548 and Love Ridge 536 is shown in an actual picture in Exhibit 4 below. Again, the Applicant's depiction of compatibility is deceptive and totally inaccurate.



Site Section showing the relationship in heights between Lot 57 South and the downhill Grand View buildings

Exhibit 3 Applicant's Claim spacing and heights are the same.



Exhibit 4 – Actual view between Love Ridge on left and Grand View on right

Issue 3: Non-Responsive to Pedestrian and Vehicle Issues

We continue to point out the Applicant's unwillingness to address the pedestrian and vehicle issues. The Master Plan specifies that the height of buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. (p. 57, 59)

- A total Canyon effect will result between the south and north buildings. At the closest point, it is estimated that the buildings 55' and 35' respectively with less than 10' between them and at the sidewalk level around 6' between them. The same Canyon effect will be present between the south building and Grand View 548. This is totally pedestrian unfriendly which clearly violates a requirement in the Master Plan

- The Applicant's initial plan was rejected as they had not met the Master Plan requirement to have vegetation next to their buildings. Rather than reduce the size of their buildings, they removed the sidewalks on Lot 57 to meet this requirement. See Exhibit 5 below. Does one actually think pedestrians will cross the road, walk up on the Grand View sidewalk for 50' and then cross back to Lot 57? This is totally unrealistic and actually silly. Foot traffic for 60 condominiums will be walking in the road to get to the Applicant's buildings. Totally unsafe and again a total violation of the required pedestrian accommodations in the Master Plan.

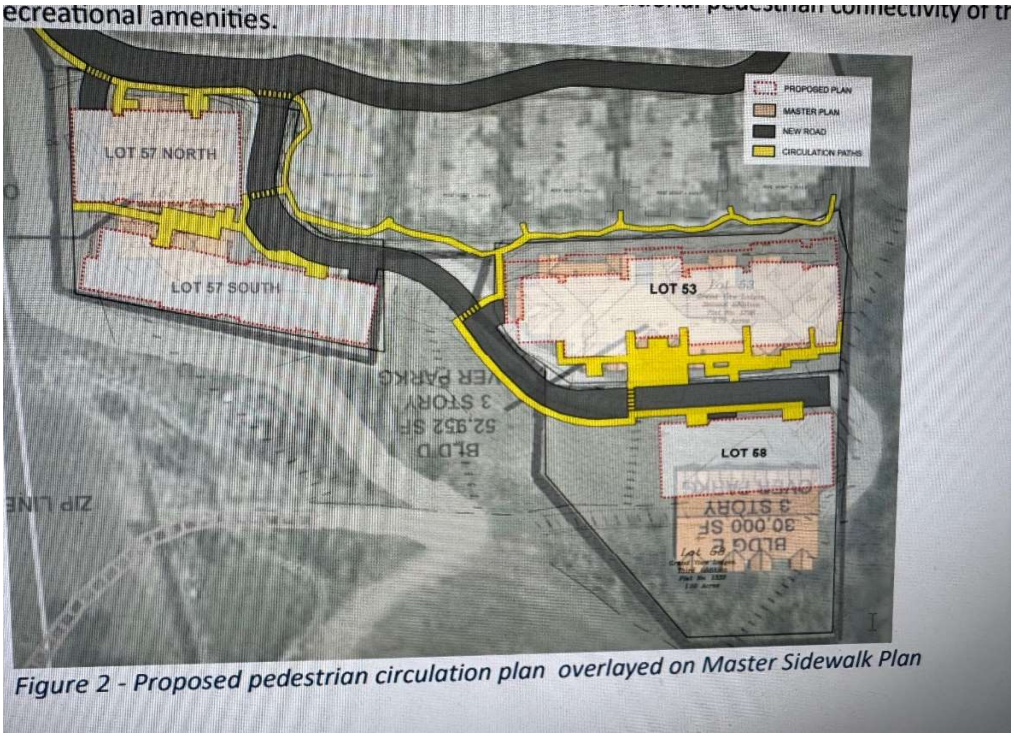


Figure 2 - Proposed pedestrian circulation plan overlayed on Master Sidewalk Plan

Exhibit 5

- The Applicant's movement of 18,000 sq ft and adding a second building is taking up so much of the .83-acre lot there is absolutely no allowance for visitor or service unit parking. Many of the planned units only have one parking space. Visitor and service unit parking will take place all along the road and at opportunistic spots at not only Bear Dev buildings but Grand View/Love Ridge buildings as well.

<u>Summary</u>

The owners in Grand View had relied upon the Master Plan to be followed when they made their purchase decision. It is absolutely unfair to these owners to allow Bear Dev. plans for an unanticipated south building on Lot 57 that towers over their buildings. The bulk, scale, and character of the south building is not compatible with existing development, will dwarf the pedestrian scale in Sub-Area, and is squarely at odds with the Master Plan goals of balance and predictability.

Exhibit 6 is provided to depict how compatible the Applicant's north building is to Grand View with the elimination of the south building. This is how the Master Plan had envisioned Lot 57.



Exhibit 6

With the requested rejection of the plans for Lot 57, the Applicant still has a very viable plan to move forward. They can immediately start with the plans approved for Lots 53 and 58 while they spend the additional time and energy needed to redesign Lot 57 to meet the requirement of the Snow King Master Plan.

Respectfully Submitted,

Rich

Richard Lurie
President
Grand View Condominium Association

From: Georgie Stanley
To: Town Council
Subject: Public Comment
Date: Sunday, June 1, 2025 8:25:06 AM

To Mayor Jorgensen and Town council members Schechter, Viehman, Regan and Spery:

As you may have noticed as a Planning Commissioner I voted 'No' to the Development Plans for Buildings 53, 57N, 57S and 58 in the Snow King Master Plan. As a community member I would like to express why the buildings can be improved.
First, 57S does not fit in with the existing buildings and creates an intimidating canyon effect for the existing neighborhood. As stated in the Snow King Development Plan, 'Architecture. Building design guidelines shall reflect:
a. The communitv's architectural character and themes
b. A human scale, pedestrian-orientation, which are created when:
The height of buildings does not overwhelm people walking beside the buildings; and...' (p. 57). Building 57S is at issue.

The developers shrunk the NE end of the building, but there is more work to be done. 57A will still overwhelm people living and walking along side it. 'The Push and pull' of the stairway/elevator sections of the building actually jutt out and do not minimize the building's mass and scale, but add to it. The stone walls of the basement garage also jut out and create an intimidating castle effect. They do not minimize the mass and scale of the building to fit in with the existing neighborhood by creating a lower profile for the north side of the building. The pinch off at the northwest corner of 57A also impedes flow to the natural amenities so emphasized in the Master Plan. Pedestrians should feel welcome to travel toward the Snow King slopes between 57S and 57N. As it stands now, the space between the two buildings appears to be a cut-off urban dead end. The developers should improve the NW corner, the castle-like retaining walls of the garage and the 'Push and Pulls' of 57S.

The Affordable Housing needs work as well. The developers are getting an advantage in two ways. First, they are able to move Affordable apartments from building to building as if their plan is one cohesive plan. On the other hand they are not being asked to build the total number of apartments for all three buildings together, but are allowed to pay residual amounts for fractions of apartments in each of the three buildings. If added up together for the 4 buildings, the developers would include 2 more Affordable apartments to their plan. The developers should build the total number of apartments for all four buildings and not get an advantage in two ways.

Two of the apartments, Unit 5 in 57S. and Unit 3 in 57N. do not have adequate access to sunlight. Their only windows face a trench on the south side of their building. These apartments should have an east or west window included in their layout and placement. The Affordable apartments in 53 are inadequately placed as their access is only through the parking garage. This is also not respectful or healthy for these future residents. Car exhaust will creep into their living spaces, causing health concerns and foul odors. 'They're better than living in your truck' is not an adequate reason to allow Affordable apartments to be dark and stinky.

The pedestrian flow also needs more work. 'Non-motorized pathways are the backbone of this

mixed use resort.' (p. 33 SKRDMP). Two crosswalks on a hill with an 'S-turn' will not feel/be safe for the majority of the winter. 57N needs to shrink or have a pass through or pass under to allow pedestrians to stay on the west side of the street to move from guest/overflow parking below up to 57S. and to the natural amenities emphasized in Snow King's Master Plan. If landscaping is also necessary to blend the 'bulk and scale' of the existing buildings, then that corner needs to have landscaping and pedestrian access or the building itself can be changed to minimize the canyon effect.

The developers seemed more receptive to E-bike storage and charging areas. I hope they will follow through with those ideas. The NE corner of 57S. does help the existing neighbors' access to Snow King's natural amenities.

These buildings should be made of fire resistant materials and consider evacuation routes in case of a wildfire. Please also consider the added load on the Town's sewer system and water sources when allowing this building to take place. Does this and other development in town and in the county push the timeline up when the sewer system needs to be updated and/or expanded?

Thank you for my opportunity to voice my concerns. I hope you will ask the developers to continue to improve their plan to better blend with the existing buildings in the Snow King neighborhood, better address the guidelines in the Snow King Master Plan and offer better and more Affordable apartments.

Respectfully, Georgie Stanley
875 Cache Creek Drive Jackson, WY

--
Georgie Stanley
PO Box 928
Jackson, WY
208-201-3625

Grand View Homeowners Association

Jackson, Wyoming

February 18, 2025

Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

The Grand View Condominium Association (the "Association") has reviewed the application and plans for Snow King Condominiums Lots 53, 57 and 58 (the "Plans") submitted by Bear Development, LLC, a Wisconsin developer (the "Applicant"). The Association respectfully submits that certain, significant aspects of the Plans fail to comply with the requirements of the Snow King Planned Resort District Master Plan (the "Snow King Master Plan" or the "Master Plan"). The Association's primary objection is to (i) the incompatible size, bulk and scale of the development proposed for Lots 57 and 53, and (ii) the retaining wall proposed for the south side of Lot 53, (all as described in more detail below.

The Association has been urged to consider that the newly submitted Plans are a significant improvement over plans previously submitted by Bear Development that the Town deemed grossly inadequate. However, this is not a relevant factor for the Town's evaluation. The Plans remain noncompliant with the Master Plan as further detailed below and we request the Town of Jackson reject the proposed Plans.

First, SKRMA's approval of the Applicant's plans was Invalid

- SKRMA sent out the Applicant plans for Lots 53, 58 and 57 to all SKRMA members on the 21st of May, 2024. At the SKRMA Board meeting of May 23rd (2 days later), the plans were approved. This allowed only eighteen (18) hours to review a 70-page design plan.
- This is the largest development project in the history of the Resort District, valued at over $200 million and we requested to see a professional independent review of the plans. Our request was ignored
- Grand View Condominium Association then reviewed the plans on their own and found the plans violate the Snow King Master plan as we have articulated in this letter. We conveyed this to SKRMA in writing and they did not respond.

- SKRMA took another vote and again approved the plans with 6 yes votes (3 from Snow King Mountain and 3 from the Snow King Hotel). One no vote was registered by the Residential Class representative.
- We would like to point out the SKRMA Bylaws are in violation of the Snow King Master Plan which calls for the allocation of Board seats based upon assessed valuation. Please see Section XI of the Master Plan. In direct conflict with this requirement, the SKRMA Board's Bylaws stipulate 3 seats to Snow King Mountain and 3 seats to Snow King Hotel and the Residential Class was given just 1 seat.
    - Currently the Residential Class assessed valuation is approximately $15 million.
    - The Snow King Hotel and Conference Center has an assessed valuation of $3.2 million.
    - Snow King Mountain assessed valuation is estimated at $2.9 million.
    - The total for both the Hotel and Mountain comes to $6.2 million and therefore the Residential Class has an assessed valuation of 2.5 times the valuation of the Hotel and Mountain combined.
    - According to the Master plan the Residential Class should have at least twice the number of board seats that are assigned to the Hotel and the Mountain.
- We therefore believe the approval by the SKRMA board is invalid.

Second, the Plans do not Adhere to the Requirements of the Snow King Master Plan.

Background: Properties within the Snow King Planned Resort District are governed by the Master Plan, and all development in these Sub-Areas must comply with the Master Plan's terms and conditions. Both Grand View Condominiums and Lots 53, 57 and 58 lie within Sub-Area 3. The sections of the Master Plan most applicable to the Bear Development project are as follows:

1. One of the main purposes of the Master Plan is to provide the community limits of development predictability. (p. 2)

2. The Master Plan includes Master Site Plans and maps to illustrate proposed development and the site characteristics for each Sub-Area. In these site plans, square footage for the buildings on each of Lots 53, 67, and 58 are planned as follows. (pp. 3, 15)
    - Lot 53 -- 52,952 sf
    - Lot 57 -- 25,393 sf
    - Lot 58 – 30,000 sf

3. A theme in the Master Plan is balance. Balance includes the scale and character of the development and how well it fits into the fabric of the community and the landscape. (p. 30)

4. The Design Guidelines established by the Master Plan require that projects adhere to all of the following:

- Site planning and architecture shall assemble a built environment that connects buildings, spaces and structures through common scale, design, and materials. (p. 57)
- There shall be a visual continuity among the resort structures and design elements…development shall be compatible with the surrounding built and natural environment in both scale and character. (p. 57)
- The height of buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. (p. 57, 59)
- The bulk and scale of individual buildings within the Resort shall achieve compatibility with other structures within the Planned Resort when resort development is completed (p. 58)
- **Specifically stated in the Master Plan, Lots 53, 57, and 58 shall be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge.** These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums… (p. 70) (emphasis added)
- The Master Plan includes Sketch Plans for Lots 53 and 57 which show buildings that were previously approved by the Town of Jackson as compliant with the Master Plan and represent what was intended/planned for these Lots.

We believe the Applicant is aware his plans do not comply with the Master Plans requirements to be compatible in bulk, scale and character with Grand View and we will provide two examples.

Issue 1. The Lot 53 Building Placement and Spacing does not Comply with the Master Plan

1. In evaluating the Plans for Lot 53, it is critical to note that the renderings as presented in the Bear Development application are inaccurate, insomuch as they fail to show the correct scale of the proposed development. Grand View had asked the Applicant for a rendering showing what the space between the proposed building on Lot 53 and Grand View buildings 550, 551 and 552 will look like. The Applicant provided the attached rendering "Lot 53-GV Rendering." On computing the scale of the rendering, the Grand View buildings are approximately the correct size, but the Applicant's building is actually **TWICE** as high as is depicted in the rendering. This is example 1 of the Applicant's awareness of non-compliance.

2. On page 98 of the Plans, the Applicant provided the only "to scale" drawing with the view of the sidewalk between the proposed building on Lot 53 and the Grand View buildings on the left. (Pages from P24-168, P24-174, P24-175 TransMemo.pdf, attached to this correspondence). From the drawing you can see space between the Lot 53 structure and the Grand View buildings is approximately 24'. In contrast, the space planned between the

proposed Lot 53 building and the Lot 58 building is approximately 75 feet. The minimal, restrictive space between Grand View as compared with the three-times greater space between the buildings on Lot 53 and 58 should not be allowed, as the openings and design do not fit well with the topography or the neighboring condominiums as specifically required under the Master Plan, and create a clear, detrimental impact to Grand View.

Issue 2. The Lot 53 "Retaining Wall" and construction will obstruct access to and from Grand View Condominiums and does not comply with the Master Plan.

1. To maximize the size of their buildings and increase their height, the building plan for Lot 53 has specified a 10' retaining wall on the border between Lots 53 and Grand View (see page 98 of the Plans). This brings the proposed total height of the building on Lot 53 to 64' feet (elevation 6,456 less 6,392), towering 40' over Grand View buildings 550, 551 and 552. The wall is proposed to be built almost touching the sidewalk that runs along the back of the Grand View buildings. A 10-foot-high wall touching the sidewalk where people walk is unacceptable. The wall creates safety issues, access issues, and will interfere with snow removal and ice mitigation, not to mention dwarfing the pedestrian scale emphasized in the Master Plan.

2. The Applicant has specified it plans to close the Grand View sidewalk, which has existed in its current location for close to 20 years, for the duration of the development, and over 90% is on Grand View's property. This closure violates the legal rights of Grand View Owners by cutting off access to the Condominiums along a route that has long been established. Applicant did not discuss placement of the retaining wall along the sidewalk nor obstruction of the sidewalk with the Grand View at any point.

Issue 3: The Plans for Lot 57 are not compatible with the requirements of the Master Plan because the massive buildings planned are approximately two times (2x) what was intended for Lot 57 and are not compatible in bulk, scale and character with the existing Grand View Condominiums or the rest of Sub-Area 3.

1. The proposed buildings on Lot 57 are 57 feet and 4 stories high and contain 27 units. As stated above, the Master Plan provides a depiction of what was previously approved and could be anticipated and approved for Lot 57 – the "development predictability" that is a key component of the Master Plan. SKRMA always recommends prospective buyers in the Resort District to review the Master Plan to understand what has been approved to be built. The depictions and maps show the planned and approved Lot 57 building to be 25,393 square feet (see attachment "Page 77 of Master Plan"). A very reasonable building is depicted and compatible in bulk, scale and character with Grand View. Instead, the Applicant is presenting two massive buildings containing 45,000 square feet – close to double what is included in the Master Plan. See attachment Lot 57 Bear Buildings. To

allow 45,000 sf of development on this Lot would render meaningless the maps and plans in the Master Plan and goal of development predictability.

2. Not only is this bulk, scale and character far beyond what would be considered predicable development under the Master Plan, but the size and massing do not fit with the adjacent Grand View Condominiums, as is required. The five Grand View buildings each contain 4 units, with maximum building heights of approximately 40 feet. Each Grand View Building is approximately 7,200 sf. On a per-acre basis, Lot 57's development is close to 50% more dense than Grand View's. The massive development proposed for Lot 57 is likewise not similar to, or compatible with, the rest of Sub-Area 3 which is comprised of all 3-story, smaller buildings. The new buildings will tower over the older buildings, creating a sharp contrast and a visible break in character.

3. The Lot 57 buildings will tower over the residential buildings to which they are adjacent and will overwhelm people walking beside the buildings and the pedestrian scale, which is specifically disallowed under the Master Plan. The massing, articulation, and step backs do nothing to reduce bulk and mass and fail to consider the pedestrian scale.

4. In light of its concerns about the above size, bulk and scale of the Lot 57 buildings, Grand View asked the Applicant for scaled drawings showing Grand View building 548 with the Applicant buildings on Lot 57. The Applicant refused to provide the requested drawings, (example 2 of Applicant's awareness of non-compliance) and Grand View therefore hired Y2 Consulting and Cratif, at its own expense, to produce renderings requested of Applicant.

    a. The rendering entitled "Lot 57 South-GV 548" is attached to this letter and supports the objections raised in this section. The Lot 57 South building towers 31' over Grand View 548 and is over <u>double the height of Grand View 548 from the ground level.</u> A theme in the Master Plan is balance. Balance includes the scale and character of the development and how well it fits into the fabric of the community and the landscape. This rendering clearly demonstrates the Applicant's total disregard of that requirement.

<u>Summary</u>

The Association understands that the Applicant has a right to build reasonable structures on their three lots. We only request that the buildings comply with the terms, conditions, and intent of the Master Plan. The buildings must be consistent with what was anticipated in the Master Plan (on which owners within the Snow King Resort Area relied) and be compatible with the existing residential construction within Sub Area 3. The bulk, scale, and character of the Lot 57 buildings and the retaining wall on Lot 53 as detailed above are not compatible with existing development, will dwarf the pedestrian scale in Sub-Area, and are squarely at odds with the Master Plan goals of balance and predictability.

We believe compatibility can be obtained by making two changes:

1. The retaining wall as currently specified to raise the property level between Lot 53 and Grand View should not be allowed. The building planned for Lot 53 must be moved south (away from Grand View property) to provide a minimum of 50' between Grand View buildings 550, 551 and 552 and Lot 53 building. This will also allow 50' spacing between the Lot 53 building and Lot 58 building. The current line of trees planted along the stone wall and property line between Grand View and Lot 53 must remain.

2. Only the Lot 57 North building, as proposed and previously approved by the Town of Jackson, may be built as illustrated on Page 77 of the Master Plan. See attached rendering entitled: Lot 57 North – GV 548. Elimination of Lot 57 South building restores balance, scale and character to Lot 57 with Grand View CA and was in clear violation of the Master Plan.

If the Plans are approved in their current form, a precedent is being set in the Snow King Resort District to allow for development of a size and character that is not consistent with the Master Plan Design Guidelines and was never contemplated in the Master Plan. Such an approval will create confusion and ambiguity moving forward, and will ultimately undermine the Master Plan itself.

Respectfully Submitted,

Rich

Richard Lurie
President
Grand View Condominium Association



SIDEWORKS

HDLA

LOT 53
RENDERING

L5.00



LEGEND

- (A) SIDEWALK
- (B) RETAINING WALL PLANTERS
- (C) ASPEN AND NATIVE SHRUB PLANTINGS
- (D) STAIRS

NTS

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HDLA

560 South
Glenwood
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Jackson, WY 83001
307.739.1001

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NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

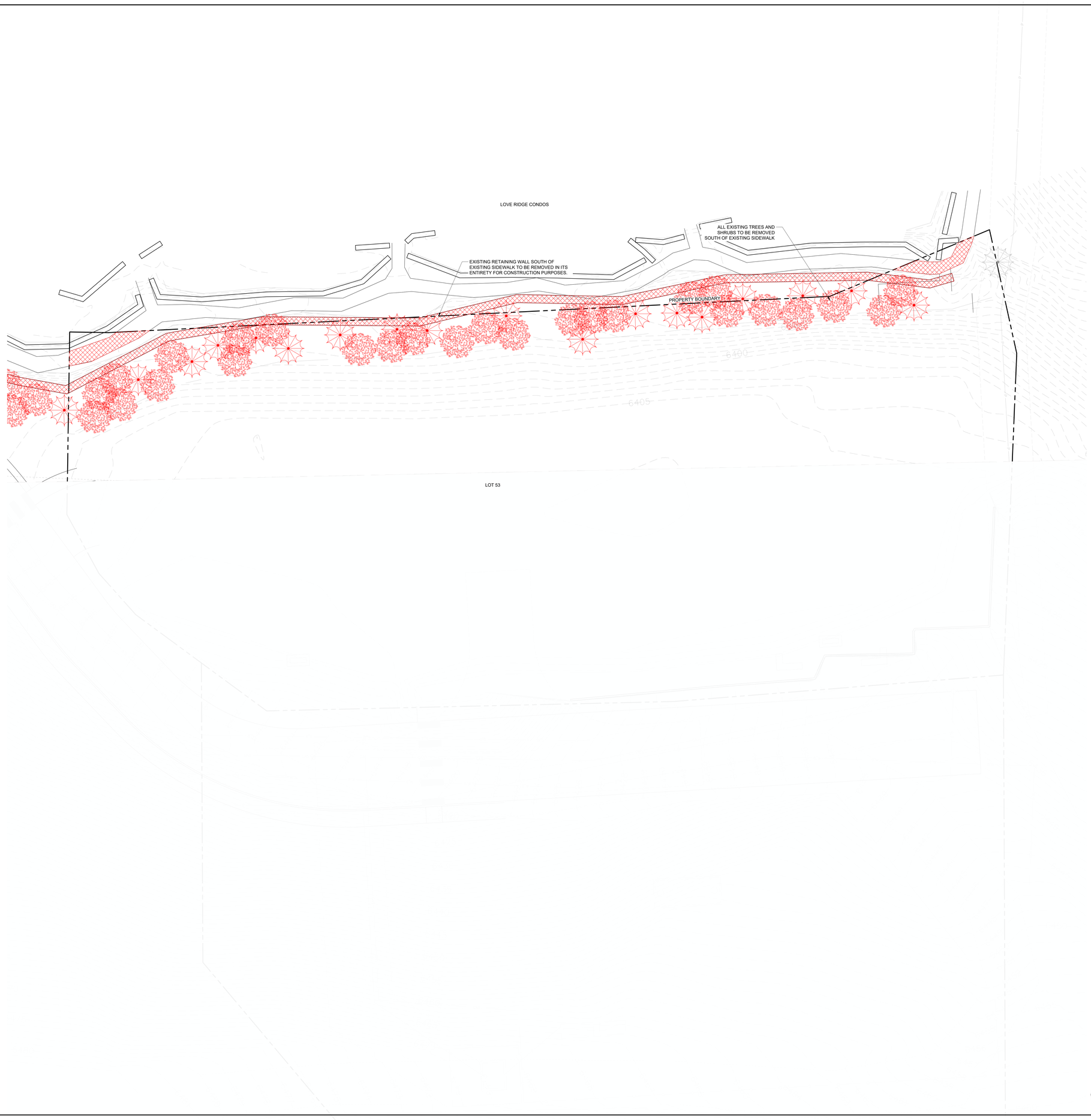
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 53 RENDERED PLAN

Drawing Name

L1.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PAVERS
- PAVERS WITH SNOWMELT
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- RAISED PLANTERS
- EXTERIOR SITE LIGHTING

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project
SNOW KING LOOP

653 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 53
DEMO PLAN

Drawing Name
L2.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PAVERS
- PAVERS WITH SNOWMELT
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- RAISED PLANTERS
- EXTERIOR SITE LIGHTING

PLANT SCHEDULE- LOT 53

TREES:

NAME	SIZE	CONT.	QTY
Quaking Aspen/ Populous tremuloides	3" Cal.	B&B	26

SHRUBS:

Native Shrubs- species TBD		5-6' H	96

GROUND COVERS:

Native Meadow Sod		SOD	1,650 SF

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project
SNOW KING LOOP

653 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

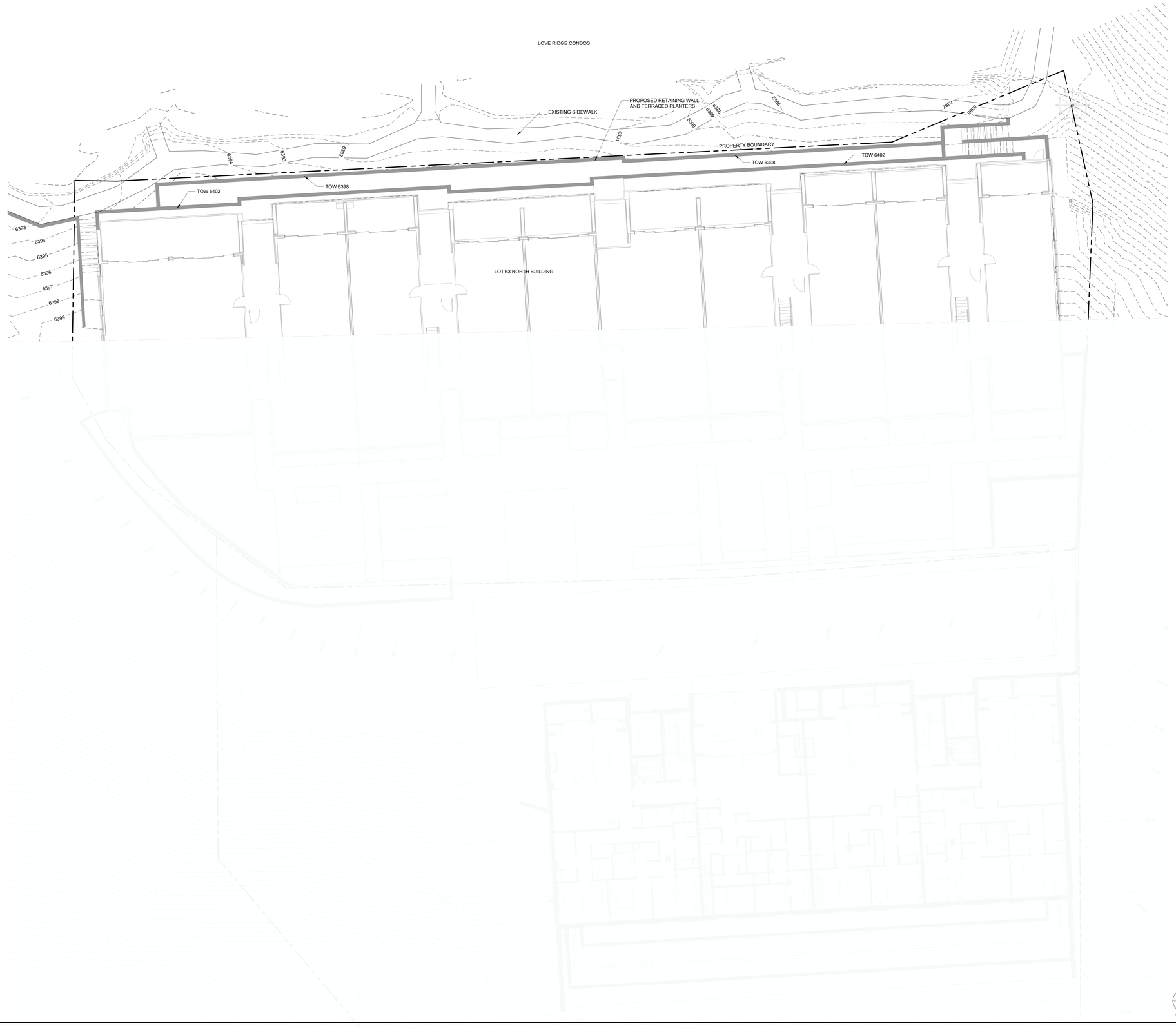
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 53
PLANTING PLAN

Drawing Name

L3.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PAVERS
- PAVERS WITH SNOWMELT
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- RAISED PLANTERS
- EXTERIOR SITE LIGHTING

NORTH

0 5 10 20

ORIGINAL SCALE: 1"=10'

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Project
SNOW KING LOOP

653 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 53
GRADING PLAN

Drawing Name

L4.00



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NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 53
RENDERING

Drawing Name
L5.00

NORTHWORKS

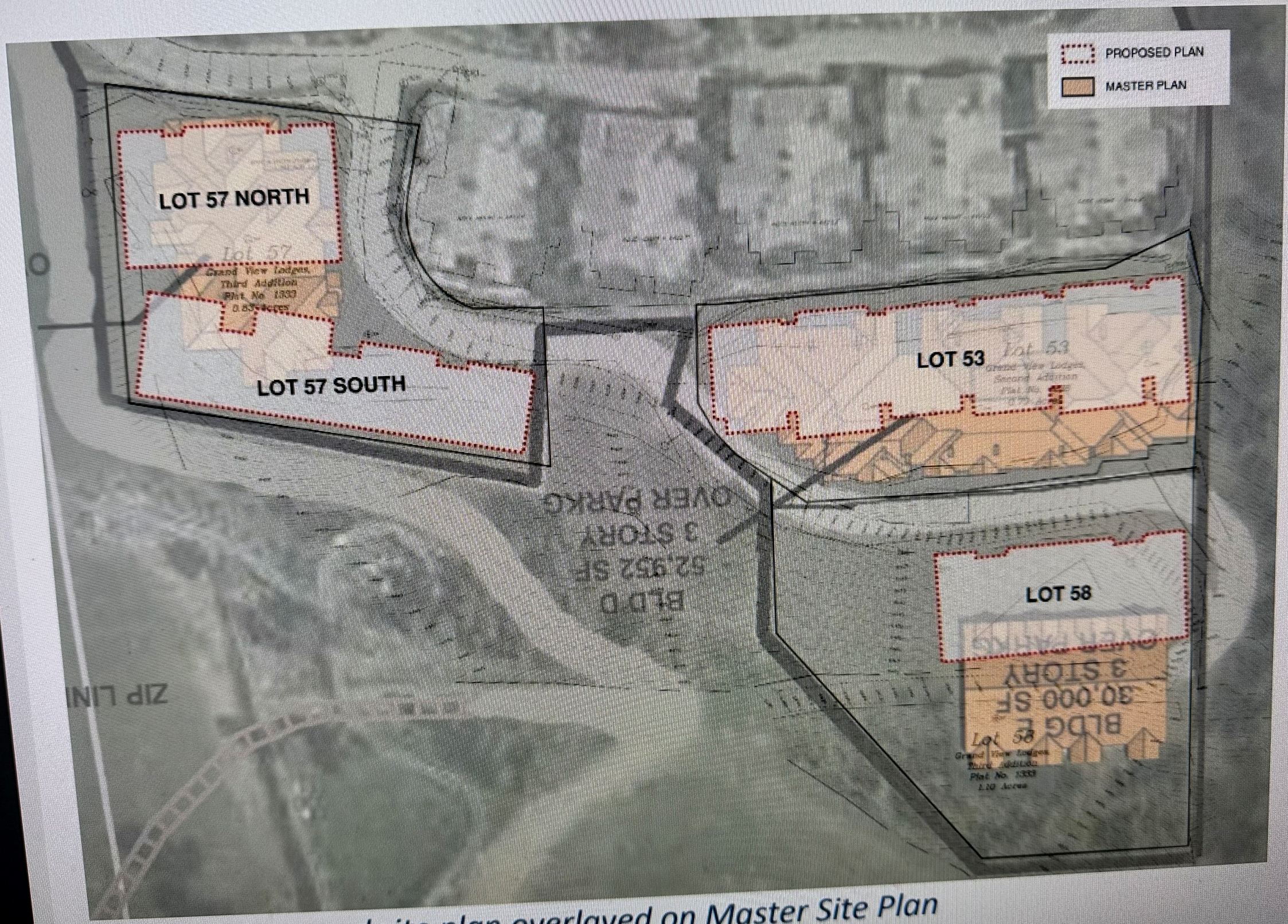
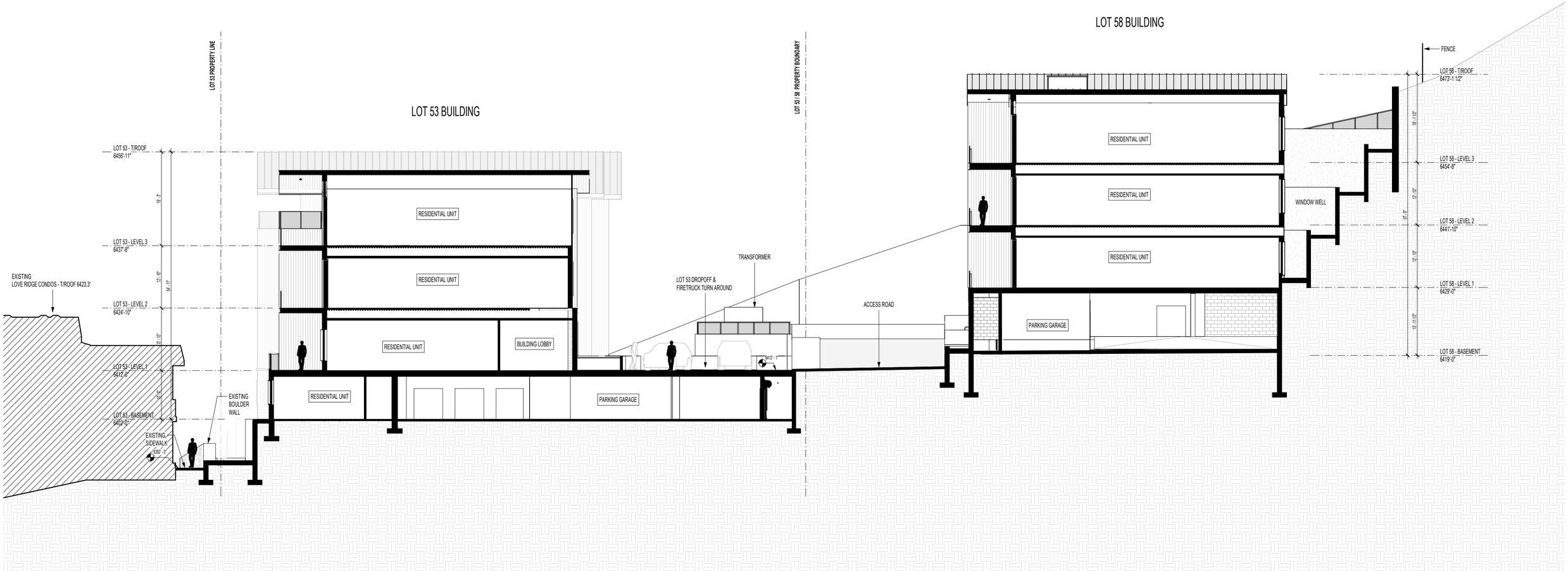


Figure 1 - Proposed site plan overlayed on Master Site Plan

Site Plan also includes a circulation plan that indicates where sidewalks should







SITE SECTION THROUGH LOT 53 & LOT 58, LOOKING EAST



Sub Area #3
Existing and Proposed Condominiums

Sub-Area 3 consists of the Grand View, Love Ridge, and Simpson Patent condominimum developments and the Grand View Lodge. Lots 53, 57, and 58 are the remaining lots platted for condominimum development within this sub-area. The Jackson Town Council approved building plans for a condominimum building on lot 53 and the planning/building departments issued a building parmit for building D on lot 53 which expired in 2009. The architectural drawings for this building are shown in the sketch drawing section of this master plan. The Town Council approved a development plan for a building on lot 57 in 2004, the architechtural plans for this building are included in the sketch drawing section of this master plan. Condominimums on lot 58 are proposed to match buildings on lots 53 and 57 in architectural design.

4 in. of snow Thu

From: harrydannenberg1@gmail.com
To: Tyler Valentine
Cc: Rich LURIE; Jenny Herman
Subject: Bear Development of Snow King Lots 53, 57 and 58
Date: Thursday, February 20, 2025 7:29:49 AM

I am a 10 year property owner and part time resident (summers) in the Love Ridge condominiums located in the Snow King Resort District. I am also a member of the Board of Directors of the Snow King Resort Master Association (SKRMA). I am the residential director of SKRMA representing the interests of the residential homeowners in the resort district.

I am writing to express my strong agreement with the Grand View Condominium Association and the Love Ridge Homes Condominium Association that the proposed development by Bear Development violates the Snow King Planned Resort Master Plan in that it does not fit in with the bulk, scale and character of the existing Grand View Condominiums and Grand View Lodge as required under the Master Plan. Specifically, the Lot 57 South Building , which is proposed to be approximately 60 feet high, will overwhelm the Grand View Condominiums and the entire resort area and this behemoth of a building will overwhelm pedestrians and pedestrian scale in the resort district.

I also agree with Grand View Condominium Association that the retaining wall between Grand View Condominiums and Lot 53 violates the Master Plan and should be moved south as set forth in the letter sent to you by the Grand View Condominium Association. There is no place in the Resort District for such an aggressive form of development with respect to other members of the Snow King Resort community.

I hope that the town takes the correct action and rejects the Bear Development proposal. I believe that the residential community in the Resort Districtto would support reasonable development of lots 53,57 and 58. I do not think there is support from the residential community for the Bear Development proposal.

Harry Dannenberg

Sent from my iPad

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Jenny Herman Email the Town Council
Date: Wednesday, May 28, 2025 3:39:20 PM

Email the Town Council

Email Content:

Dear Members of Jackson Town Council,

My husband and I have owned a Love Ridge condo for 20 years. I am retired and spend a significant amount of time in Jackson throughout the year. Over the past 5 years I have served in some capacity on the HOA Board and for the past 3 years as the HOA board's President. All this to say I am very involved with day-to-day operations and ongoing resolutions that happen when you have 10 buildings with 40 condo units.

Parking: One of our ongoing issues is parking. Each condo is deeded 2 specific parking places in our garage. Each space is marked with the condo unit number. We also have a large sign on the entry doors that states unauthorized vehicles will be towed by Jackson police. None of these are tandem spaces. During busy seasons these spaces are always full. When you have dinner guests, service trucks etc., they have nowhere to park on the roadway. I bring this up because the parking included in the BEAR proposal is not sufficient. The roadways around Love Ridge are much wider and allow for a vehicle to be temporarily parked without impeding traffic. The BEAR proposals have no space for oversized vehicles. We have limited outdoor spaces that can be reserved for oversized vehicles, they have none! This is a huge concern and I have and I have not seen evidence that this was addressed in the original plans or any of the revised plans.

Sidewalks: The revised plan did not address the lack of sidewalks along each building. Yet, they proport that they are walking distance to town and do not give walkways to traverse on. In the winter, these walkways are needed for a safe way to get across the resort area. In both Love Ridge and Grandview Condos, we have heated sidewalk systems and also utilize shovelings to make sure owners and guests have the sidewalks to get around the area. Due to the snow depth and ice buildup the roadway is often not safe to walk on. Please mandate that BEAR Development address this issue before approving the complete project.

Building Size: On Lot 57 I express a strong agreement with the detailed letters submitted by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View. They provided the technical letters and the negative impact that allowing the current BEAR plan on Lot 57 will create. It is my hope that the town will take the correct action and reject

	the revised BEAR Dev plans for Lot 57. Please refer back to the 2006 approved plans for Lot 57, those plans were in line with the SKRMA Master Plan. The previous approvals took the size and scale of the adjacent developments into consideration. The current plan that BEAR is proposing blatantly neglects to consider the impact the scale and size will have on both Grandview and Love Ridge Condominium developments. Sincerely, Jenny Herman Love Ridge Lodge Homes Condominium Unit 536
Your Name:	Jenny A Herman
Your Company Name:	*Field not completed.*
Your Phone Number:	8179384009
Your Email Address:	jennyteaches@gmail.com
Your City:	FORT WORTH
Your State:	TX
Your Zip Code:	76109

Email not displaying correctly? View it in your browser.

From: Jim Maxwell <jim@AGRILANDFARMING.COM>
Sent: Tuesday, February 18, 2025 12:21 PM
To: Tyler Valentine
Subject: Development Plans 553, 510, & 725 Upper Snow King Loop

Dear Mr. Valentine:

I have serious concerns about the proposed ten-foot-high wall immediately south of the buildings 551 and 552 Snow King Loop. I own a condominium in each of these two buildings. Starting in 2007 and continuing through 2015, I served as president of the Grandview Homeowner's Association which includes the twenty condominium units situated immediately to the north of the ten-foot-high wall proposed for construction at the northern most edge of the above referenced projects.

Manuel Lopez, former president of Snow King Resort and the group that formerly owned Lots 53 and 57, and I walked the sidewalk south of our buildings and agreed to the planting of trees south of our sidewalk. This agreement was in response to our **mutual** opinion that a buffer was needed between our existing buildings and whatever would be eventually built on Lot 53. This agreement and mutual expectation were eventually memorialized in the master development plan for the area. The owners of the twenty Grandview Condos would not have supported the master plan had this provision and understanding not been included in such plan. Ignoring the master plan at this point is inappropriate and unacceptable.

The owners of the twenty Grandview Condos have, for many years, had the expectation that our neighbors to the south and the Town of Jackson would continue to recognize the need for a landscaped buffer south of our south sidewalk. Allowing the project to move forward as currently configured would create a very unpleasant area south of our condos and ruin the environment on twenty back decks of these units. It would also violate the master plan on which we have relied.

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: John and Irene Hammons Email the Town Council
Date: Friday, May 23, 2025 6:13:55 PM

Email the Town Council

Email Content:	As Owners of Grand View Lodge #4930, we are still very opposed to the Bear Development Plan for Lots 53,57 & 58. We strongly endorse the Grand View Homeowners Association correspondence and communications to you as detailed by HOA President Rich Lurie and the Grand View Board. The Bear Development Plan and corrective submissions as requested by the Planning Department are still in violation and do not in anyway comply effectively with the Snow King Master Plan.in Bulk, Size, or Character. We purchased the property with the premise that the development would be in accordance with the Snow King Master Plan. Even details of the future development plan were personally communicated to us by the Owner/Developer at the time of purchase negotiations and definitely had a bearing on our decision. Safety issues also concern us regarding accessibility for emergency and utility service vehicles and guest parking without a proper ingress/egress solution. Also, pedestrian accessibility to the Snow King Mountain amenities is a concern and will have an effect on the Grand View community The overriding, radical, self-serving development plan just does not fit. The Snow King Master Plan has set the criteria and standard for the Grand View Community and should be honored and complied with. Thank you for your consideration.
Your Name:	John & Irene Hammons
Your Company Name:	Windmill Canyon Ranch
Your Phone Number:	6614356459
Your Email Address:	linknspace@roadrunner.com
Your City:	Leona Valley
Your State:	California
Your Zip Code:	93551

Email not displaying correctly? View it in your browser.

From: Deborah Wente <dgwente@outlook.com>
Sent: Tuesday, April 8, 2025 10:36 AM
To: Tyler Valentine
Subject: Re: Proposed Snow King development
Attachments: Bear Building Comparisons.png; Grand View - Love Ridge Building Spacing.jpg; Lot 57 South-GV 548.jpg

John and Deborah Wente
548 Snow King Loop Road
Unit 482
Jackson, WY 83001

April 8, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Department
Tvalentine@jacksonwy.gov

Dear Mr. Valentine,

Please find an updated letter regarding the Bear Development proposal in the Snow King resort district. You will find that the primary issue concerning our unit at 548 Snow King Loop Road is unchanged.

We own Grandview unit 482 which is located on the east side of the building.

Please consider this letter as opposition to the Bear Development plans for lot 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our

neighborhood. The buildings create significant, negative impacts to Grandview and the surrounding areas and do not meet the master plans requirements for bulk, scale, or character as explained more fully in the letter from Richard Lurie, President of the Grandview Condominium Association. We ask that the plans for Lot 57 be denied until changes are made to bring the proposed development into compliance with the master plan.

The revised plans submitted by Bear Development have done nothing to address these issues. It is clear their revised plans refuse to reduce by any amount the size of their buildings on Lot 57. To meet the requirement to have room for vegetation next to their building, instead of reducing the size and footprint of their buildings to allow vegetation as required by the Snow King Master Plan, their solution is to eliminate the sidewalks. Pedestrians, therefore, walking up from the hotel or parking to the 72 condominiums have to walk in the road!

In 2006 when we purchased our unit in building 548 of Snow King, we carefully reviewed all associated documentation. This included the Snow King master plan, please see attached. We understood that there would be eventual development near our unit consistent with what was presented in the master plan and approved by the Town of Jackson. As stated in the master plan, units will be developed to fit in with the bulk, scale, and character of the existing Grandview condominiums and Grandview Lodge.

We strenuously object to the current plan. These buildings are much bigger than the current units and are inconsistent with the Snow King master plan. We will completely lose visibility

of Snow King Mountain. One of our favorite things is to sit on the back deck and look up at the mountain, there was never any expectation we would lose this privilege. Please reference the attached renderings to demonstrate how overshadowed our building would be with the lot 57 South building as proposed. Our beautiful view of the mountain would now be a view of a garage.

Again, we understand that these properties were planned for development. However, we had absolutely no expectation they would be so completely oversized compared to the current building.

If this development as proposed is allowed to proceed, the Snow King master plan becomes a useless document that no potential buyer in the Resort District can rely upon.

We respectfully request that the town of Jackson reject the proposed plan.

John and Deborah Wente

Get Outlook for iOS

From: Deborah Wente
To: Tyler Valentine
Subject: Re: Proposed Snow King development
Date: Thursday, February 20, 2025 9:26:01 AM
Attachments: Lot 57 North-GV 548_jpg.msg
Lot 57 South-GV 548_jpg.msg
SK Master Plan - Page 77_jpg.msg

April 7, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning & Building Department
tvalentine@jacksonwy.gov

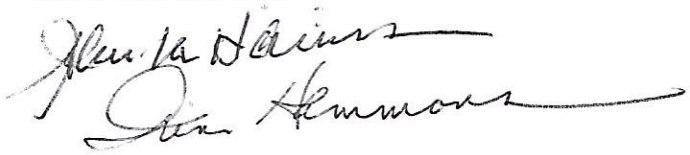
Dear Mr. Valentine:

As Owners of Grandview Lodge #4930, we are still very opposed to the Bear Development Plan for Lots 53, 57 & 58. We strongly endorse the Grand View Homeowners Association correspondence to you as detailed by Rich Lurie. The Bear Development's resubmissions do not in anyway comply effectively with the Snow King Master Plan in bulk, scale or character.

The overriding, radical, self-serving development plan just does not fit. The Snow King Master Plan has set the criteria and standard for the Grand View Community and should be honored and complied with.

Thank you for your consideration.

John & Irene Hammons



From: John Petrakis
To: Tyler Valentine
Cc: Rich Lurie; dlangen@bojh.com; Nicolle Moyer
Subject: RE: Bear Development plans for Lots 53 and 57 of the Snow King Resort
Date: Thursday, April 3, 2025 8:51:30 AM

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: John Petrakis Email the Town Council
Date: Saturday, May 31, 2025 10:38:29 AM

Email the Town Council

Email Content:

Dear Members of the Jackson Town Council,

My name is John Petrakis and approximately 3 years ago I purchased unit 5140 at 551 Snow King loop via my trust Petrakis 2021 Trust. I knew then that there was a possible development behind my building but based on all the due diligence in buying and reviewing plans for Lot 57 I was very comfortable what I saw and then read: Any buildings on Lot 57 had to be compatible in bulk, scale and character with Grand View Condominiums, I was therefore comfortable in my purchase. What I now find being asked to be approved for lot 57 violates everything I read and saw in the Master Plan. This is totally unfair to all the Grand View owners and these plans must be rejected. When I look at the plan produced by Bear on pedestrian walkways its crazy? They took out the sidewalk along their buildings on the west side of the new Upper Snow King Loop Road??

The Applicant's/Bear movement of 18,000 sq ft and adding a second building is taking up so much of the .83-acre lot there is absolutely no allowance for visitor or service unit parking. Many of the planned units only have one parking space. Visitor and service unit parking will take place all along the road and at opportunistic spots at not only Bear Dev buildings but Grand View/Love Ridge buildings as well.

I also don't understand how the Town Council is allowing SKRMA to only give the residents only 1 seat on the SKRMA board when the Residential Class has an assessed valuation of 2.5 times the assessed valuation of the hotel and mountain combined but you have allowed them to have 6 of the 7 seats. In the Snow King Master Plan, it says the voting is to be by assessed valuation, however when the board was established and since the town council has ignored any assessed valuation allocation as allocation of board seats and just did it the way the council wanted?? I think if you allow this to move forward in its current form you are opening the town and council members personally to future lawsuits that could be extremally costly and create ill will and a bad reputation for the town. I don't think that is your intent.

I appreciate your consideration.

Your Name:	John Petrakis
Your Company Name:	*Field not completed.*
Your Phone Number:	3092080201
Your Email Address:	jdp67grmw@outlook.com
Your City:	Jackson
Your State:	Wyoming
Your Zip Code:	83002

Email not displaying correctly? View it in your browser.

From: John Petrakis
To: Tyler Valentine
Cc: Rich Lurie; dlangen@bojh.com; Nicolle Moyer
Subject: Bear Development plans for Lots 53 and 57 of the Snow King Resort
Date: Thursday, February 20, 2025 10:36:00 AM

Dear Mr. Valentine – I am owners of Grand View Condominium No. 5140. Please consider this letter as opposition to the Bear Development plans for Lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant, negative impacts to Grand View and the surrounding areas and do not meet the Master Plan's requirements for bulk, scale or character, as explained more fully in the letter from Rich Lurie, President of the Grand View Condominium Association. We ask that these plans be denied until changes are made to bring the proposed development into compliance with the Master Plan.

I also strongly agree with all the details of Mr. Lurie letter dated February 17, 2025. But I think it's worth repeating one of Mr. Lurie points in his letter pointing out that the residential representation on the SKRMA board it significantly underrepresented. I further believe that the Town of Jackson should reject this proposal because of all the points in Mr. Lurie's letter but should also make the point that until the SKRMA board is correctly represented the Town of Normal will not approve any development plans in the SKRMA designated area.

Thanks for your consideration.

John Petrakis
309-208-0201

Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kblsf@yahoo.com

February 20, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

We understand that the Town is evaluating a proposal by Bear Development, LLC, to build a multi-unit condominium complex adjacent to the Grand View Condominiums in the Snow King Resort District.

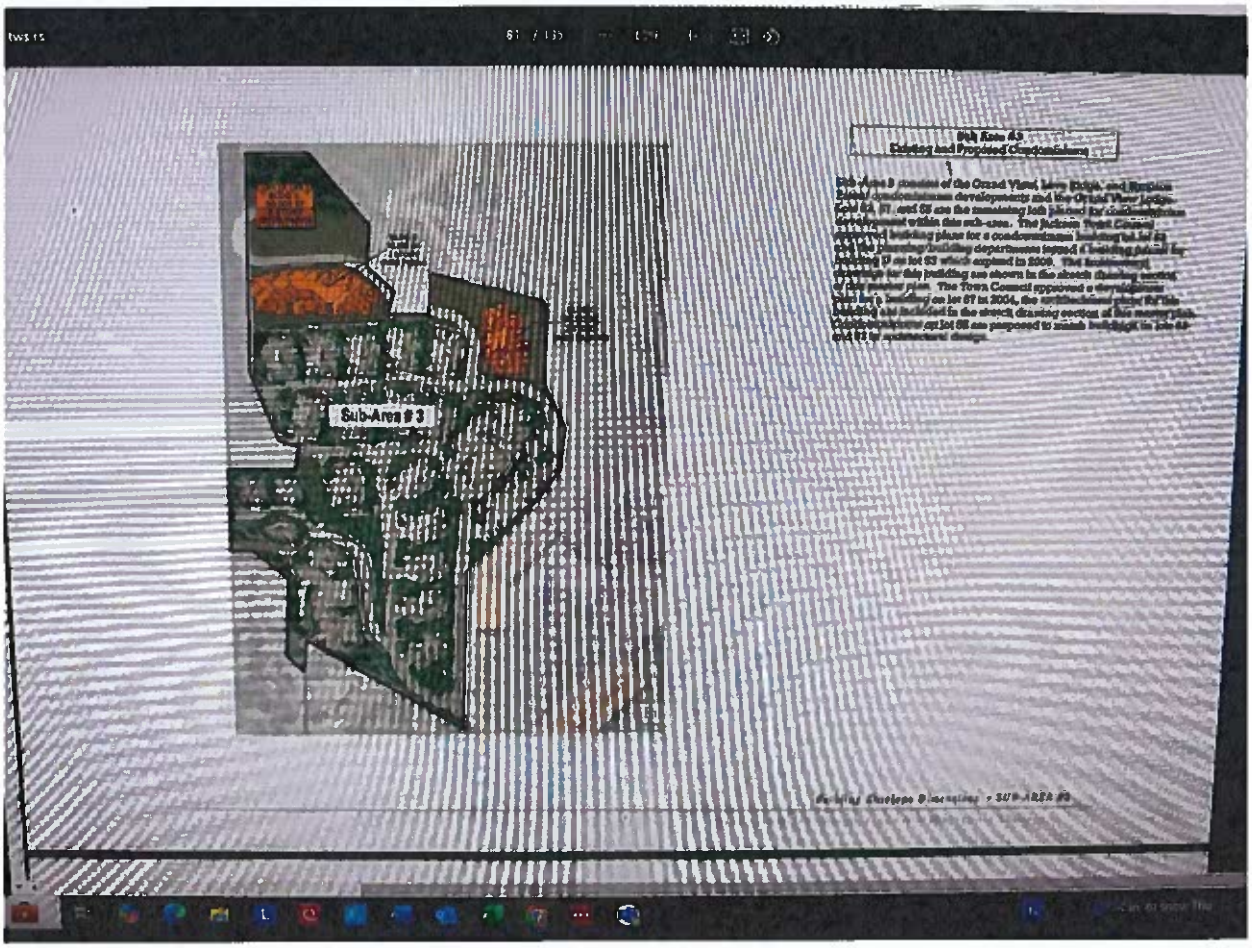
We own Grand View unit 483, which is situated on the west-facing top floor of Building 548 in the southwest corner of our community. Lot 57 of the proposed development encircles the west and south sides of Building 548.

We echo the concerns expressed by the Grand View Homeowners' Association in its February 17, 2025 letter, and want to share several additional concerns particular to Lot 57.

Master Plan terms and Town decisions set public expectations that future development on Lot 57 would be restrained.

We purchased unit 483 in November 2023. During our pre-purchase due diligence, we learned that new development might occur on Lot 57. Accordingly, we reviewed the Snow King Master Plan and minutes of HOA meetings at which SKRMA representatives discussed development prospects, as well as limitations under the Master Plan and Town regulations. As you know, these standards generally require that any new development must be spatially and stylistically consistent with the Grand View community.

We also reviewed the public docket pertaining to Lot 57 and saw renditions of the development concept approved by the Town in 2006 but never built (see image below). Although we were concerned about possible development next door, we were reassured that the Town and SKRMA would apply these standards as a check on developers seeking to change the landscape and density of our mountainside environment, or the neighborhood's appearance from Town.



We were dismayed to learn that SKRMA approved Bear Development's plan – seemingly without regard to the bulk and scale limitations – permitting nearly twice the square footage of that approved in 2006.

The Town should maintain the standards it affirmed in 2021 and 2023.

In our pre-purchase diligence, we found that Bear Development submitted a Zoning Compliance Verification (ZCV) application in May 2023, asking the Planning & Building Department to "clarify development rights and opportunities" on Lots 53, 57 and 58 in light of the Town's 2006 approvals and related determinations in 2021.

In a June 23, 2021 ZCV response (P21-112), the Town had affirmed that future development "must comply" with the requirements to maintain "bulk, scale and character consistency;" "to reduce bulk and mass;" and "to create a design that fits well with the topography and neighboring condominiums." The proposal for Lot 57 meets none of these standards.

The Lot 57 proposal must be rejected or reimagined consistent with the Master Plan and Town precedent.

Bear Development asks to shoehorn two new structures on Lot 57 – one behind Building 548 (and feet away from the Cowboy Coaster) and one beside it. The structures are undoubtedly a high-quality investment in the Snow King resort. However, as seen in the renditions below, the south building would fully occupy the narrow southeast arm of Lot 57 and loom over Building 548. This clear scale mismatch and seemingly inadequate envelope would defeat the requirements of the Master Plan, as reflected in the 2006 approved concept and reaffirmed by the Town's 2021 and 2023 ZCV opinions, and may also raise safety concerns that would be best addressed by other stakeholders.





The Master Plan and Town standards were established in the daylight for prospective buyers and developers to see and rely upon. The Town should maintain these standards and reject Bear Development's proposed 45,000 square feet addition to Lot 57, or at least its towering south structure.

Thank you for considering our position and for maintaining Jackson's and Snow King's unmatched character.

Respectfully,

Kyle B. Levine
for Blanche Neige LLC

Tyler Valentine April 9, 2025
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov
RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

The Love Ridge Lodge Homes Condominium Association (the "Association") reviewed the updated application and plans received on March 25, 2025 for the Snow King Condominiums on Lots 53, 57 and 58 (the "Plans") summited by Bear Development, LLC (the "Applicant").

The Association submits the following:
Lot 53 and Lot 58 – Plans were improved over the prior submissions with the relocation of the building on lot 53 being at least an additional 20' south and the elimination of the retaining wall. However, since there is a tree line barrier we ask why would they plan to cut down mature trees that are currently planted on the applicant's side of the border? These trees and plants are established and thriving. They provide screening that will be advantageous for both Grand View Condominium residents and the residents of the new development. Removing these mature plantings and then subsequently replacing them with new, young plantings and boulders will cause residents to have clear views of each other with minimal privacy screening for many years.

Lot 57 – With regards to the scale of the building on Lot 57. We agree with Grand View Condominiums' findings that the plans remain noncompliant with the Master Plan as detailed in the attached drawings done by Northworks. We request the Town of Jackson reject the proposed Lot 57 South building.

While updating the plans to meet the requirements of the Snow King Master Plan to have vegetation between the buildings and the sidewalks it appears that sidewalks were eliminated to allow for vegetation. This is unacceptable since there are several months of winter where many pedestrians walk to areas within the resort district. While the roads are plowed routinely, they are not clear for pedestrians and will be a hazard for skiers accessing the mountain or the hotel for restaurants and amenities. Where there are sidewalks areas, there is no mention whether these sidewalks will have a snowmelt system to help keep them clear in winter months. Is that part of the plan?

Sewer and water infrastructure has not been a part of the plans that we've received. Who is responsible for this infrastructure? When the Grand View Condominiums were developed it was determined that an additional pump system was required to provide adequate water pressure for the units as well as fire protection. We have not seen any details of a study for the water system. In addition, we have not seen studies to show that the existing sewer and water lines are sufficient to handle the additional 72 condos. Who is responsible for making sure that the existing infrastructure is adequate for these additional buildings. This is a concern for both Grand View and Love Ridge CA's.

We appreciate the time that the Planning Commission is taking to review these plans and the concerns that perimeter neighbors are voicing.

Jenny Herman
President
Love Ridge Lodge Homes CA

Jenny Herman Cell
817.938.4009

From: Peter Wold
To: Tyler Valentine
Subject: Bear Development at Snow King
Date: Thursday, February 20, 2025 3:24:48 PM

Dear Mr. Valentine,
I own several Grandview Condominiums and Unit 5110 in the Loveridge Condos.
I seldom object to development in Wyoming, but I vehemently object to the Bear Development at Snow King on Lots 53 and 57.
Their plans contradict the Master Plan and simply need to be redone to comply with it. As the project is designed, it would devalue the Loveridge/Grandview area.
Thank you in advance for requiring compliance to the Master Plan.
Sincerely, Peter Wold

From: noreply@civicplus.com
Sent: Monday, April 28, 2025 7:00 AM
To: anne@brilliantlydone.com; k.wilson2582@gmail.com; tomcatsmits@icloud.com; apetri@nwks.com; stephfellowswise@gmail.com; lauraabonich@gmail.com; Town of Jackson Planning Department
Subject: Online Form Submittal: Email the Planning Commission

Email the Planning Commission

Email Content:

Dear Commissioners:

I am writing on behalf of the Grand View Homeowners' Association regarding Bear Development's plan for Snow King Lots 53, 58 and 57. While I appreciated having had the chance to comment by phone at the April 16 meeting, I expected to have the same opportunity as the developers to present slides that may have helped your deliberations. We were very disappointed but respect your reasons for not allowing Public Comments to not allow screen sharing. I would like to therefore supplement my comments with this letter and I will try to find a way to attach the slides I had hoped to share.

I appreciate the Planning staff's keen analysis and the Commission's work to balance the competing interests about the key question before you: whether the bulk, scale and character of the proposed development is consistent with its existing neighbors and complies with the Snow King Master Plan that specially requires that they must. We were pleased that the Commission heard staff's concerns about the character of the development, particularly the canyon effect between Grand View and Lot 57, and granted a continuance to May 21 for closer evaluation of revised plans.

At the meeting, several commissioners acknowledged the unique mass and scale of this project, and the unique challenges of the subjective approach the Commission is called upon to apply here. We maintain that Lot 57 plans are largely incompatible in bulk, scale and character with Grand View. I am sharing the slides I wanted to present at the meeting confident that they will vividly show the impacts of over-aggressive development and the canyon effect clearly identified by the Planning team and confirmed by several Commissioners at the meeting.

In addition to the factors that led to condition 5 on Lot 57's development, we noted several other concerns being voiced at the meeting. We expect that the developers' revised plans will address them fully before the Commission advances the project to Town Council:

· Chair Wilson's preference to see structural shifts to mitigate the canyon effect caused by the excessive verticality of both Lot 57 buildings and specifically Lot 57 South Building which was never anticipated or ever illustrated as a possibility in the Snow King Master Plan.

· Recognition that the current plans have inadequate parking spots for visitors, rideshare services, service providers, etc. – meaning that Snow King Loop Road and Grand View's and Love Ridge's parking areas will carry the burden of increased occupancy. The Commission and staff discussed the challenges of forcing people to park in "informal places," and the "more competitive" parking environment that will result with new short-term rental project proposed by Bear.

· Recognition that fluid pedestrian flow envisioned by the Master Plan will be sacrificed between Grand View and Lot 57 because the developers left inadequate room for sidewalks and landscaping, choosing instead to build to the limits of property lines.

· Concerns about overallocation and density with Bear's plans to shift 18,000 square feet of permitted development to Lot 57 from Lots 53 and 58, resulting in a much larger footprint than might be permitted if Lot 57 were being developed individually, and a substantially larger and scale-incompatible development than that envisioned in the Master Plan and relied upon by Grand View owners when they purchased their properties. While allocation across parcels may be allowed under the Master Plan, it cannot be a free pass to ignore overriding bulk, scale and character requirements.

· The Commission recognized the comments by the Grand View and Love Ridge HOA presidents and asked about the level of cooperation between developers and the HOAs to address neighbors' concerns. Mr. Mills stated that there had been "significant" efforts to build consensus with Grand View. That is not accurate. In fact, Bear refused to develop any

renderings showing their Lot 57 South Building with Grand View 548 which was specifically requested numerous times. We also found Bear had put into their plans the removal of a stone wall that majority resided and was owned by Grand View without ever informing and discussing it with us. After much strong resistance, they relented. To be clear, the HOAs are opposed to Bear's plan because it does not meet the Master Plan requirements and far exceeds the development any of our homeowners reasonably expected. We are not opposed to development as a categorical matter.

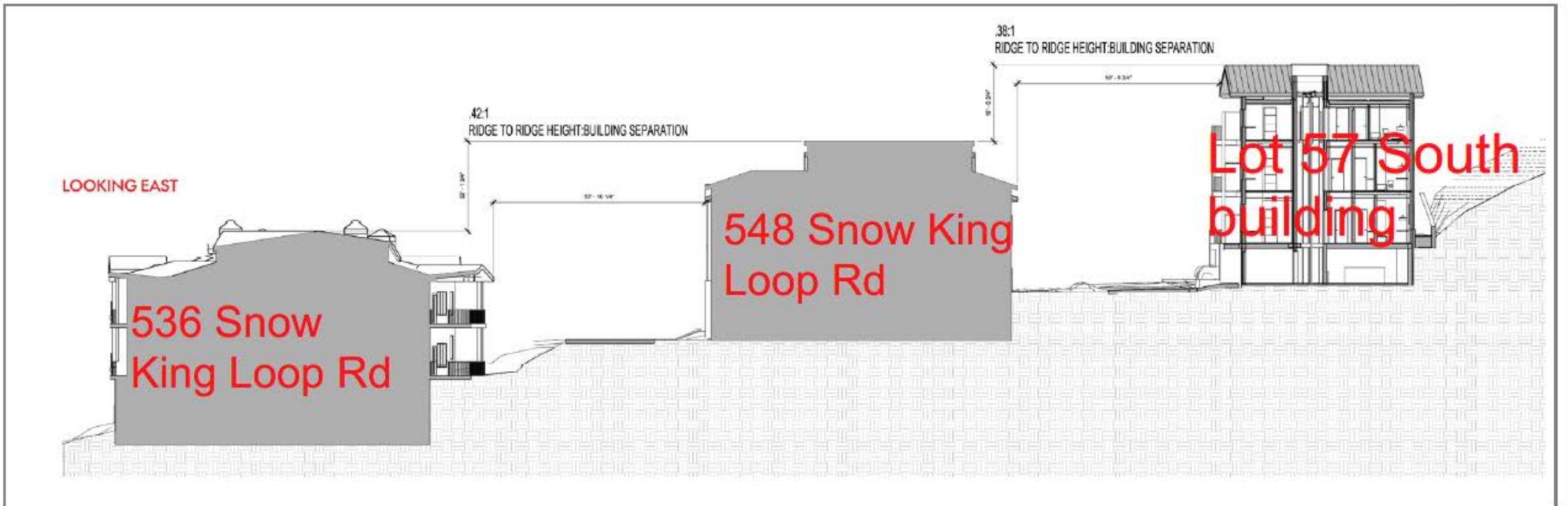
We appreciate your attention and further diligence at the May 21 meeting, understanding that Lot 57 plans cannot and should not advance to Town Council unless the Commission is satisfied that they comply with the Master Plan. In our opinion, the elimination of the never anticipated Sout Building and the redesign of the North Building is the optimum resolution. Plans for Lot 53 and 58 are independent filings and can proceed to Town Council even if Lot 57 plans are delayed for non-compliance with the conditions imposed at the April 16 meeting.

As there is no means to attach the four slides we wished to reference, I will send them to Tyler and have him forward them to the Commission.

Thanks again for the opportunity to share our views and concerns over this important project.

Your Name:	Richard Lurie
Your Company Name:	Grand View Home Owners Association
Your Phone Number:	203-249-0532
Your Email Address:	rlurie@optonline.net
Your City:	Jackson
Your State:	Wyoming
Your Zip Code:	83001

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Site Section showing the relationship in heights between Lot 57 South and the downhill Grand View buildings









Sub Area #3
Existing and Proposed Condominiums

Sub-Area 3 consists of the Grand View, Love Ridge, and Simp
Patent condominimum developments and the Grand View Lo
Lots 53, 57, and 58 are the remaining lots platted for condomi
development within this sub-area. The Jackson Town Council
approved building plans for a condominimum building on lot
and the planning/building departments issued a building per
building D on lot 53 which expired in 2009. The architectural
drawings for this building are shown in the sketch drawing se
of this master plan. The Town Council approved a developm
plan for a building on lot 57 in 2004, the architechtural plans f
building are included in the sketch drawing section of this ma
Condominimums on lot 58 are proposed to match buildings o
and 57 in architectural design.



Figure 1 - Proposed site plan overlayed on Master Site Plan



howing the relationship in heights between Lot 57 South and the downhill Grand View buildings

creational amenities.

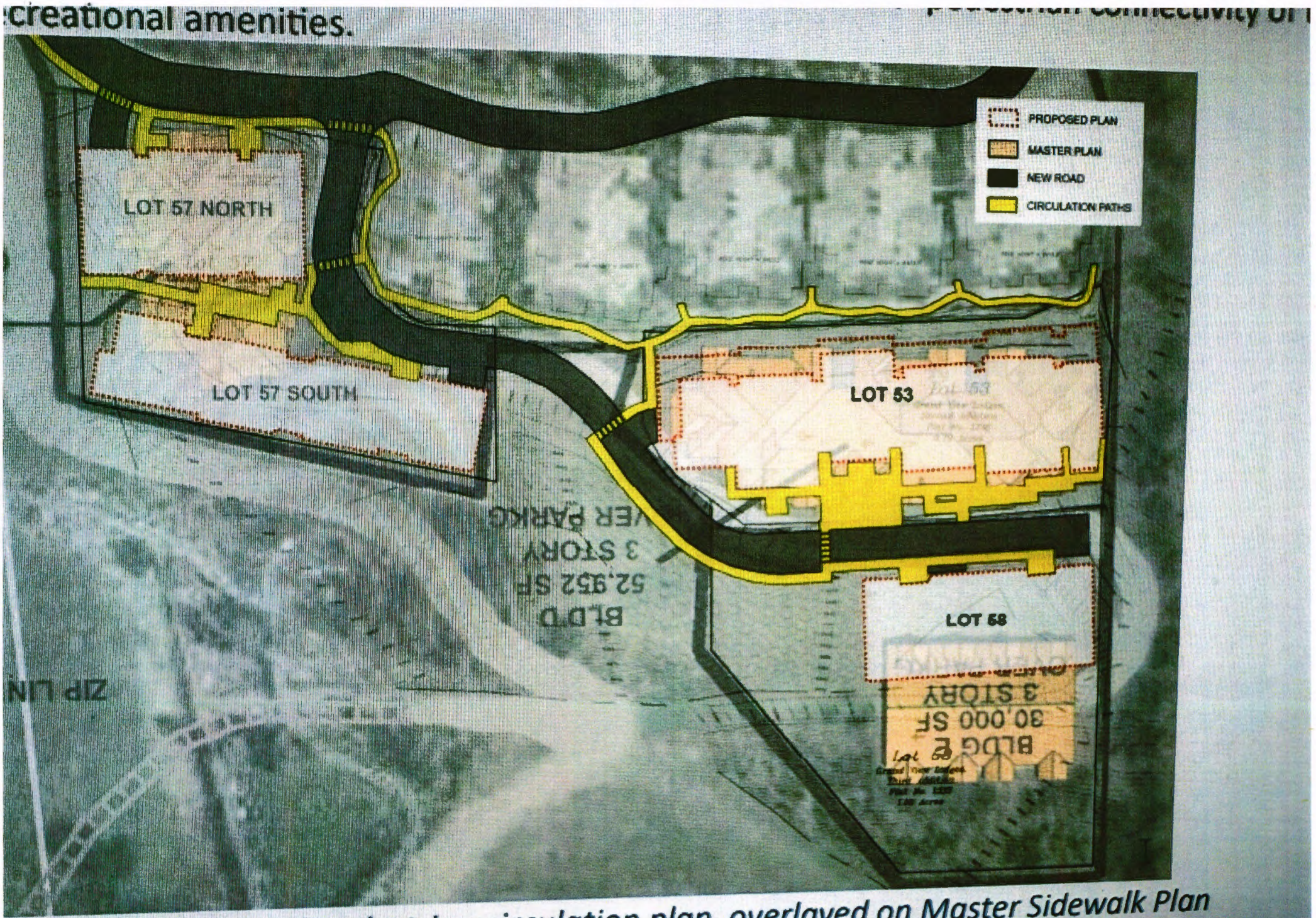


Figure 2 - Proposed pedestrian circulation plan overlayed on Master Sidewalk Plan

From: rlurie@optonline.net
Sent: Saturday, March 29, 2025 6:41 AM
To: Tyler Valentine
Subject: RE: Re-Submittal for Lot 53, 57, 58

Hi Tyler the updated application was sent out to all of Grand View Owners. We are still reviewing and will have our response back to you prior to the 10th, however I can give you this feedback.

Lot 53 – we are OK with the changes and only will request the current line of trees remain. As they say they are planning to replace them, it is very curious why they have to remove them if the new building is now around 20 feet away from them.

Lot 57 – we found their response not serious. They are suggesting that by changing the roof lines and the deck walls that the Lot 57 South building will all of a sudden be compliant with the Snow King Master plan that requires it to be compatible with Grand View in bulk, scale and character. If it is not even close! Their page 9 depiction of the buildings is very deceitful. We asked Nick for further explanation and still waiting for his response.

We also found their solution laughable and insightful to their proposal to meet the requirement to have room for vegetation next to their building. Their solution is to eliminate the sidewalks. Therefore, pedestrians and visitors to 72 condominiums that are arriving by foot have to walk in the road! That was their solution and never considered that putting two extremely large buildings are just not compatible with Lot 57.

Rich

Richard Lurie
Grand View HOA
203-249-0532

From: Tyler Valentine <tvalentine@jacksonwy.gov>
Sent: Wednesday, March 26, 2025 10:26 AM
To: Rich LURIE <rlurie@optonline.net>
Subject: RE: Re-Submittal for Lot 53, 57, 58

Thank you Rich.

-Tyler V

From: Rich LURIE <rlurie@optonline.net>
Sent: Tuesday, March 25, 2025 8:43 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Re: Re-Submittal for Lot 53, 57, 58

Hi Tyler, thanks. I will send it to all Grand View owners. If there are other owners that should get it, please send it to them.

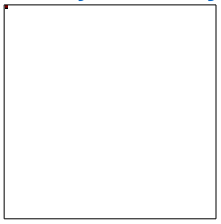
Thanks very much,

Rich

Richard Lurie
R.C. Lurie & Associates
341 Jelliff Mill Road
New Canaan, CT. 06840
203-966-2919
Cell 203-249-0532

> On Mar 26, 2025, at 2:56 AM, Tyler Valentine <tvalentine@jacksonwy.gov> wrote:
>
> I have not yet sent it to others. Are you going to do that or would you like me to?
>
> Comments are due by Thursday, April 10th.
>
> ---
>
> **From:** Rich LURIE <rlurie@optonline.net>
> **Sent:** Tuesday, March 25, 2025 4:50 PM
> **To:** Tyler Valentine <tvalentine@jacksonwy.gov>
> **Subject:** Re: Re-Submittal for Lot 53, 57, 58
>
> Hi Tyler, forgot to ask if the updated submission was sent to all those that submitted comments?
>
> Rich
>
> Richard Lurie
> R.C. Lurie & Associates
> 341 Jelliff Mill Road
> New Canaan, CT. 06840
> 203-966-2919
> Cell 203-249-0532
>
> > On Mar 26, 2025, at 12:55 AM, Tyler Valentine <tvalentine@jacksonwy.gov> wrote:
> >
> > Rich,
> >
> > Attached is the revised submittal for the Snow King Development Plans.

Tyler Valentine
Senior Planner, AICP
Town of Jackson
Phone (307) 733-0440 #1305
tvalentine@jacksonwy.gov
www.jacksonwy.gov



<Snow King Condos - Development Plan Submission - 2025-03-24_pdf>

<~WRD0005.jpg>

From: Susan Houchens
To: Tyler Valentine; Richard Lurie
Subject: Bear Plans for Lot 57
Date: Tuesday, May 27, 2025 5:11:50 PM

We are the owners of Grand View Condominium #522 in building 552. Please consider this letter as opposition to the Bear Development plans for Lot 57 of the Snow King Resort, This proposed building is massive in comparison to the existing buildings in our neighborhood.

When we purchased our Grand View Condominium, we reviewed and relied on Snow King Resort Master Plan to understand what could be built on Lot 57. What we are now being asked to approve for Lot 57 violates everything we read and saw in the Master Plan. This is totally unfair to all the Grand View owners, and these plans must be rejected.

Richard Houchens
Sussan Houchens

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Richard Lurie Email the Town Council
Date: Monday, May 26, 2025 1:51:14 PM

Email the Town Council

Email Content:

Dear Jackson Town Council,
I am the owner of unit 4910 in the Grand View 549 building and I would like to submit my personal strong opinion that the Lot 57 south building being proposed by Bear Dev NOT be approved as proposed.

When I purchased my unit, I reviewed the Master Plan and saw a reasonable size building of a little over 25,000 sq ft approved by the Town Council for Lot 57. I was therefore very comfortable in my purchase. No where in the Master Plan was it every illustrated another building could be built where Bear Dev is now proposing the south building. It is totally unreasonable to expect a potential owner to be able to dig through the Master Plan to realize multiple buildings could be built and if the owner of Lot 57 happened to own other lots in the Resort District, they could move additional square footage to this Lot 57 which is exactly what Bear did. One would have to hire an architect or professional planner to figure that out. That is totally unreasonable.

Why would Bear move an additional 18,000 sq ft to Lot 57? The only explanation is he found it cheaper to cram all that extra square footage on the relatively flat Lot 57 than where the plan originally allocated that square footage. He could care less the impact on the existing Grand View owners in the adjacent lot. There is no rational to accommodate this out of town developer at the expense of his neighbors.

Fortunately, the planners who put together the Snow King Master Plan foresaw what could be proposed and put in the Plan very meaningful words to prevent over development. They specifically stated on Page 70 that any buildings on Lot 57 had to be compatible in bulk, scale and character with Grand View condominiums. The words in the Master Plan are just as important as the numbers and these words are clearly being violated by Bear Dev. Their south building is twice as high as the south side of Grand View, contain 4 times the number of units per building and is three times longer than the width of a Grand View building. The building towers over my unit. In my due diligence, no way could I have foreseen what this out of state developer is proposing.

	In addition, the developer as used up so much of the Lot 57 space, he provided no sidewalks or visitor parking. Cramming that south building onto Lot 57 totally changes the entire character of the residential area of the Resort District and we ask the Town Council to reject the developers plans. Rich Richard Lurie Grand View 4910
Your Name:	Richard Lurie
Your Company Name:	Grand View Condominium Association
Your Phone Number:	203-249-0532
Your Email Address:	rlurie@optonline.net
Your City:	Jackson
Your State:	W
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Robert P. Warren Email the Town Council
Date: Thursday, May 29, 2025 9:16:41 AM

Email the Town Council

Email Content:

Dear Members of the Town Council,

As a resident of Jackson and an owner of a Grand View Condominium, I want to reiterate my vigorous opposition to the submitted application and plan of Bear Development, LLC, a Wisconsin developer (the “Applicant”) for Snow King Condominiums Lot 57. The applicant’s newly revamped Lot 57 plan is at sum an obvious transparent attempt to deliberately mislead the Town Council by its “revisions” which clearly violate the Snow King Planned Resort District Master Plan.

It is extremely obvious that the Applicant’s sole objective is simply to make as much money as possible -- to get the largest possible return on its investment -- with utterly no regard for the town of Jackson’s surrounding communities, its natural beauty and the substantially increased strain it will place on our municipal services and infrastructure.

Also, the Plan for Lot 57 places a huge increasing revenue burden on the citizens of Jackson with an inevitably expanding demand for municipal services like water, sewage, electrical service and traffic control. Also, it is certainly foreseeable that if this proposed project ever caught fire either internally or because of a forest fire, such an out-of-control conflagration would certainly engulf not only the surrounding condominiums, but also the houses and subdivisions below and others close to town – especially if driven by strong winds.

And, if anyone thinks that East and West Snow King Road and US 191 are parking lots between the hours of 3:30 pm and 6:00 pm, then this Plan with all its residents and vehicles, will make these roads at times simply impassable for Jackson residents -- especially those living on either side of these roadways which for many is their only way out.

The Grand View Condominium Association has submitted a letter objection to significant aspects of the Lot 57 Plan and has addressed the Applicant’s failure to comply with the requirements of the Snow King Planned Resort District Master Plan. Plainly stated, Bear's Plans are noncompliant with the overall Master Plan and are certainly not in the best interest of the Jackson community.

	I respectfully ask the Town of Jackson to reject the revised proposed Plan for Lot 57 outright.
Your Name:	Robert P. Warren
Your Company Name:	*Field not completed.*
Your Phone Number:	301.943.2727
Your Email Address:	rpw2k@yahoo.com
Your City:	Jackson
Your State:	Wyoming
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: sagarling rdeinc.biz <sagarling@rdeinc.biz>
Sent: Thursday, March 27, 2025 10:22 AM
To: Tyler Valentine
Cc: ragarling rdeinc.biz
Subject: Town of Jackson Planning and Building Department-Bear Development

Importance: High

Tyler,

We are owners of Grand View Condominium, 551 Snow King Loop Road, Unit No. 5120. Please consider this letter as opposition to the Bear Development plans for Lots 53 and 57 of the Snow King Resort.

We received the Bear Development updated plans for Lots 53, 58 and 57.

It is curious that the updated plans show a reduced height, but the plans do not reflect the height change, that we can identify.

Three stories above an exposed garage equates to 4 stories, which violates the SKRMA Master Plan. The developer identifies the garages are 51% below grade, but is that truly the case? What is the acceptable point of measurement, three stories from grade or above grade (as defined by the developer)? What will the impact be for the downhill residences with the massive earth moving required to obtain subterrain garage structures? We have not located where the developer, or SKRMA, has addressed the current utilities infrastructure that are currently located in the development area. The 110k gallon water storage tank is connected to the private PWS that services the resort district with a 10” pipeline. The storage tank provides additional water and pressure to the Town of Jackson for emergency firefighting when the Town’s waterline pressure is reduced to 30 psi.

The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The three massive structures create significant, negative impacts to Grand View Condos and the surrounding HOA communities and do not meet the Master Plan’s requirements for bulk, scale, or character. The viewscape will be permanently afflicted with massive, towering structures which conflict with the current local mountain luxury cabin architectural design embodied by all the Snow King Resort district development.

Sheryl

Sheryl and Roger Garling
R and D Enterprises, Inc.
www.rdeinc.biz
PO Box 3321

Casper, WY 82602
Cell 307.277.3861
Land 307.237.4188
sagarling@rdeinc.biz
ragarling@rdeinc.biz

From:	sagarling rdeinc.biz
To:	Tyler Valentine
Cc:	ragarling rdeinc.biz
Subject:	Town of Jackson Planning and Building Department-Bear Development
Date:	Wednesday, February 19, 2025 1:28:51 PM

Mr. Valentine,

We are owners of Grand View Condominium, 551 Snow King Loop Road, Unit No. 5120. Please consider this letter as opposition to the Bear Development plans for Lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant, negative impacts to Grand View and the surrounding areas and do not meet the Master Plan's requirements for bulk, scale, or character, as explained more fully in the letter from Rich Lurie, President of the Grand View Condominium Association. We ask that these plans be denied until changes are made to bring the proposed development into compliance with the Snow King Resort Master Plan.

Respectfully submitted,
Sheryl
President
R and D Enterprises, Inc.

Sheryl and Roger Garling
R and D Enterprises, Inc.
www.rdeinc.biz
PO Box 3321
Casper, WY 82602
Cell 307.277.3861
Land 307.237.4188
sagarling@rdeinc.biz
ragarling@rdeinc.biz

From: Susan Houchens
To: Tyler Valentine; Richard Lurie
Subject: Bear Development
Date: Thursday, February 20, 2025 5:59:18 PM

We are the owners of Grand View Condominium No. 522 in building 552. Please consider this letter as opposition to the Bear Development plans for lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant negative impacts to Grand View and the surrounding areas.

When we purchased our Grand View Condominium, we reviewed and relied upon the Snow King Resort Master Plan to understand what could be constructed adjacent to Grand View on Lots 53. 57, and 58. The size, height, and proximity of the proposed Bear Development construction to Grand View far exceeds anything that could have been anticipated under the Master Plan and should not be allowed.

Richard Houchens
Susan Houchens

From: Virginia Wade <gwademd@gmail.com>
Sent: Sunday, February 16, 2025 1:28 PM
To: Tyler Valentine
Subject: Snow King owner 552-521

Dear Tyler Valentine:
As a long-standing homeowner in the valley, I have always taken an interest in project development. Having recently sold a family home on the West Bank, owned from 1998 to April of 2024, I have witnessed many neighborhoods undergo transformation, with tremendous impact to the community. Massive homes,cold beds, they are of no benefit to the community's economy.
We sold our home to be in a Resort
Overlay. We like Snow King, it has the local flavor that has been lost at Teton Village, where parking lots are full and closed, ticket sales are limited, residents are displaced, and as a homeowner not in a resort overlay we were afforded less and less convenience.
When we are not in residence the condo at Snow King can be rented and that contributes to the health and wealth of our community.

In 1998, there was no Snake River Lodge and Spa, no Four Seasons, no Teton Club.
Granite Ridge was just being developed.
There was a time when 2 stories was the limit, and the Four Seasons became the largest building in Wyoming.
I am now the owner of Snow King Loop 552. The 10' retaining wall will do nothing to prevent a slide when a 52,000 sf building is excavated and built to the current proposal on a very steep grade. Drainage in the spring melt doesn't flow through concrete. There are other projects on the sloped terrain in town, they have to be studied. One that comes to mind is Pine Glades.
My row of condos is set apart from those on the lower slope by a road, not a wall.

Increasing the setbacks must be a part of the master plan. Scaling back the height should be considered. It's just too steep.

At the present time there are many projects on the drawing board. They take years to complete. Stop work orders, violations, makes me wonder who approved them in the first place.
The Snake River Bridge project has polarized the community. Tourists who visit Teton Village stay in Teton Village. Going to dinner in town can take upwards of an hour and a half, tee shirt shopping is now an all day commitment. It takes too long to get to the airport.
There is no parking.

Residents don't visit their friends on the other side of the river, skiers stop at Calico and drink booze until the road clears, and there are more massive projects being reviewed that will serve to create gridlock for years.
Talk of widening the Village Road is a nonstarter.
The power lines on the Village Road that snapped a few years ago, causing widespread outages in the valley lasting for days, knocked out the airport power, but the lines were not buried along with the natural gas and fiber optic lines on the Village Road, so where is the widening to occur? Teton Pines? Shooting Star?
What is needed now is serious consideration to every project that comes up for approval.
I read in JH News and Guide a proposal for a north bridge. Money went to build a bike bridge, a treacherous roundabout, a hanger for private planes on the drawing board. Why not a north bridge?

I believe that first and foremost there needs to a a master plan that addresses the congestion. It is a turn off.
Aspen has a moratorium on new builds.
It may be time.

Virginia Wade
Sent from my iPhone

From: Bills GMAIL <william.l.hartmann@gmail.com>
Sent: Wednesday, April 9, 2025 12:54 PM
To: Tyler Valentine
Cc: Debbie Hartmann
Subject: Bear Development Revised Proposed Plans for Snow King Condominium Lots 53, 57 & 58

Tyler Valentine
Senior Planner
Planning & Building Department
Town of Jackson, Wyoming

Dear Mr. Valentine:

We are writing this letter to you as an update to our letter dated February 19, 2025 regarding development plans for Snow King Condominium Lot 57. Lot 57 is directly across from our condominium unit at 548 Snow King Loop.

We have reviewed the modifications to the plans previously submitted by Bear Development.

We do not believe the plans, as modified, and for which Bear Development is now seeking approval, address our objections as previously spelled out in our letter of February 19, 2025.

We continue to object to the **Bulk, Scale and Character** of the Bear Development proposed buildings on Lot 57. We view the changes that Bear Development have proposed to the Buildings on Lot 57 as **minimal** and **not responsive** to the objections that we previously raised. Our objections are very specifically focused on the South Building which we contend is not compliant with the Snow King Master Plan.

We continue to urge you and the Town Council to reject this application and to seek meaningful and responsive modifications, specifically to the Lot 57 buildings, and with particular focus on the non-compliant South Building.

Regards,

William and Deborah Hartmann
548 Snow King Loop, Unit 4810
Sent from my iPad

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Hartmanns Email the Town Council
Date: Monday, May 26, 2025 8:23:02 AM

Email the Town Council

Email Content:	I am writing to object to the Bear Development Plans for Snow King Loop, Lot 57. We are the owners of 548 Snow King Loop Unit 481, which is directly impacted by plans on Lot 57. When we purchased our unit we relied upon the Snow King Master Plan which we assumed would be enforced and govern the future development of Lot 57. The revised plans, as submitted by Bear Development, do not comply with the Bulk, Scale and Character language which is contained in the Master Plan. We have objected to each of Bear Development's Lot 57 plans as submitted. This latest proposal from Bear Development is NOT RESPONSIVE TO THE CONCERNS RAISED PREVIOUSLY BY THE COMMISSION. The footprint of the buildings has not changed. The inclusion of the South Building is inconsistent with the Master Plan which included only one building on Lot 57. The Lot 57 development plans are too much building on too little property which is inconsistent with the Bulk, Scale and Character of the rest of Snow King Mountain. We encourage the Town Council to reject the plans for Lot 57 and require a more thoughtful and responsive plan from Bear Developoment.
Your Name:	William and Deborah Hartmann
Your Company Name:	*Field not completed.*
Your Phone Number:	216-470-2101
Your Email Address:	WILLIAM.L.HARTMANN@gmail.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From:	William Hartmann
To:	Tyler Valentine
Cc:	Debbie
Subject:	Bear Development Proposed Plans for Snow King Condominium Lots 53, 57 & 58
Date:	Wednesday, February 19, 2025 6:19:48 PM
Attachments:	pg 77 Snow King Master Plan.pdf

Tyler Valentine

Senior Planner

Planning & Building Department

Town of Jackson, Wyoming

Dear Mr. Valentine:

We are writing to you regarding a request for approval for three Development Plans for Snow King condominiums which includes Lot 57.

Our unit is directly across from Lot 57 at 548 Snow King Loop.

We strongly oppose the development as proposed by Bear Development and are in full support of the objection filed by the Grand View Condominium Association.

By way of background, we purchased the unit in March 2023. At that time, we reviewed the Snow King Master Plan and were fully aware that at some point, Lot 57 would be developed.

We took comfort in two items contained in the Master Plan.

First, the statement contained in the Master Plan on page 70 that "The remaining developable lots with-in Sub Area 3 consisting of Lots 53, 57 and 58 located to the South of the existing Grand View development to fit in with the **bulk, scale and character** of the existing Grand View Condominiums.

Second, on Page 77 of the Master Plan shows a single, reasonable sized building that was part of the approved Master Plan. The Town Council previously approved a development plan for a building on this lot in 2004. This is directly across from our unit in Grand View 548. The proposed structures, for which approval is being sought, are a significant deviation from what is contained in the Master Plan.

The rendition included in the Grand View Condominium Association shows two buildings, versus one in the Master Plan (please see attached from page 77). It also shows the new buildings, especially the South Building towering over the 548 building. This does not, in our opinion, fit with the bulk, scale and character of Snow King Mountain.

We urge you and the Town Council to seek revisions to the plans for Lot 57, as submitted, to avoid destroying the character of the Grand View Condominiums and to adhere to the Master Plan.

Regards

William and Deborah Hartmann
548 Snow King Loop, Unit 4810

From: Rich Lurie - Main
To: Town Council
Subject: RE: Bear Dev - Lot 57 Modifications
Date: Wednesday, July 2, 2025 3:47:43 PM

Please use this version. There was a typo in the original email I just sent to you. Thank you.

Rich

Richard Lurie
R.C. Lurie & Associates LLC
341 Jelliff Mill Road
New Canaan, CT. 06840
Phone: 203-966-2919
Cell: 203-249-0532
rlurie@optonline.net

Mayor and Town Council,

The changes now proposed by Bear on Lot 57 is just not believable!

1. Their first submission has a sidewalk along the east side of the North Building on Lot 57 with no room for vegetation. They are told vegetation is a must.
2. Their second submission, removes the sidewalk and adds vegetation stating no room now for the sidewalk
3. They now return showing both vegetation and a sidewalk in the same space where before it was not possible. As they have not reduced the footprint of their north building, how did this happen? Did they reduce the width of the road? How can anyone believe anything from this out of state developer?

Other examples:

- Moves 18,000 sq ft from Lots 53 and 58 to Lot 57 and then claims 43,000 sq ft (25,000 original sq ft plus the 18,000 sq ft) is too much for one building! Why did they move 18,000 sq ft to Lot 57 in the first place? The only reason we can come up is it is cheaper to build on Lot 57. Is this a valid reason to allow them to violated the Master Plan?

- Claims the south building is in the same proportions to Grand View 548 as Grand View 548 is to Love Ridge 536. Never produces the actual measurements or the points where the measurements were taken. Why would you believe them? Applicant knows the south building is not compatible with Grand View as required and they are trying to hide it.
- Claims the buildings are pedestrian friendly while totally ignoring the tremendous canyon effects having a 55' south building standing less than 20' in some places from the 45' back of the north building
- Claims the buildings proposed on Lot 57 (particularly the south building) meets the requirement in the Master Plan to be compatible in bulk, scale and character with Grand View. However, the south building is almost twice as high facing Grand View 548, over twice as long, contains almost 4 times the number of units and is totally out of character with Grand View. It is also being placed where a building was never envisioned in a space totally out of character with the suggested buildings in the Master Plan.

Maybe it is time the Town Council saves this developer from itself and rejects the Lot 57's south building.

- The lights from cars from 60 condos will shine directly into 1/3 of the units of the south building as they enter Upper Snow King Loop Road which is sloped up towards the building. In the back of the south building , it is around 40 feet from the Cowboy Coast where young people are screaming half the time on their way down during most daylight hours. Views are extremely important in the rental market. Three quarters of all the units in the south building will have their views blocked by the north building sitting just north of it and Grand View 548. The building makes absolutely no sense.

We must ask the Town Council to step up and reject the applicants plans for lot 57 as it violates the Master Plan. The applicant still has a very good path forward. Begin with Lot 53, move at least 8.000 sq ft from lot 57 back up to lot 58 which has the most spectacular views in the entire resort district. The Grand Tetons and the Elk Preserve during the day and the lights of downtown Jackson at night. The same views homes costing $5 to $10 million have in Snow King Estates. While building 53 and 58, take the year to totally redesign

lot 57 with a single building, half of it facing north with Teton Views and the other half facing west with views of the Snow King ski area. They will now also have space for visitor parking.

We are hopeful you will again allow Public Comments Monday evening as you have allowed in the past with any modified submission.

Respectfully submitted,

Rich

Richard Lurie
President
Grand View HOA

R.C. Lurie & Associates LLC
341 Jelliff Mill Road
New Canaan, CT. 06840
Cell: 203-249-0532
rlurie@optonline.net

From: chris.mandy@cox.net
To: Tyler Valentine
Subject: Revised Bear Development Proposed Plans Lot 57
Date: Thursday, May 15, 2025 4:29:18 PM

Hello Tyler,

My wife and I put a substantial amount of our net worth at risk when we purchased Grand View Condo 494 in August of 2020. One reason we did this was that the Master Plan for the Snow King Resort had what we thought to be a very solid and well thought out plan that would prevent unreasonable buildings to be built that were not in bulk, scale, and character with Grand View. This protected our investment and maybe just as importantly, the character of what one would expect in a resort in the historic town of Jackson which I have been going to for over 50 years.

When I saw the plan for Lot 57, I was horrified. I thought, "How in the world could this be approved when a reasonable person would not even entertain the thought of having a building that does not meet the specific requirements stated in the Master Plan?" This is a massive building, and in no way, shape or form complies with the Master Plan. I thought one of the reasons that we have a Master Plan was to prevent this very thing from happening. The plan says that any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View. That word "**must**" is very clear. Of course it requires someone's judgement to approve or disapprove. To me, this judgement call is as clear as day. How can we say with a straight face that a building that is twice as high as the back of Grand View 548, has nearly four times the number of units, has a footprint that allows no setbacks from property line and extends three times in length versus Grand View buildings, is not in violation of the very plan which is supposed to protect this kind of thing from happening?

Furthermore, the applicant's response had an attitude of, "Let's see what we can get away with" and thus was very inadequate in addressing the requirement to reduce the bulk and scale of the south building. A 2% reduction???!!!! That is insulting to me as an owner that they would even

present this amendment. How can the applicant claim that the south building is compatible with Grand View in bulk and scale? Their depiction of compatibility is deceptive, inaccurate and has an air of arrogance.

In addition, the applicant has been unwilling to address the pedestrian and vehicle issues. I'm sure you're aware that the Master Plan says that the height of the buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. Well, I for one would be totally overwhelmed by this massive building, not to mention that pedestrians will have to be walking on the road, not in the way that the applicant suggests they will walk. That makes no sense whatsoever, it won't happen, and I think the applicant knows that.

Therefore, I respectfully recommend that the Town of Jackson reject the plans for Lot 57 so we continue to remain true to the Master Plan which was well thought out and done for a reason.

Sincerely,
Chris Palmer

May 15, 2025

To: Town of Jackson Planning Commission
From: K&K on Simpson, LLC
RE: Comment for 180 S. King St. Courthouse Development

To the Members of the Town of Jackson Planning Commission:

The members of K&K on Simpson, LLC ("K&K"), owner of 70/72 E. Simpson Ave., request the following be considered in the application for approval of sketch plan and all future permitting for development of the proposed Courthouse complex to be located at 180 S. King St., Jackson, WY.

Before discussing the details of the proposed Courthouse plan, I would like to point out that the basis for K&K's perspective is largely the result of having been located on East Simpson Ave. for over 43 years. The members of K&K are George and Lea Kuvinka. For 40 years we operated our law office at 70 E. Simpson. Since our retirement, the property has been a mixed-use rental property. We continue to have nearly daily contact with the property as we perform much of the maintenance on the property. From the top of Snow King, you might notice that our property includes the largest and greenest backyard in the area. We have chosen not to develop but, rather, to preserve and renovate. During the same period, there have been several long term major construction projects at the 180 S. King St. location which include the current jail, the Hansen Courthouse and the renovation of the current courthouse.

The comments in this letter are limited to practical matters which I raised at the neighborhood meeting this past winter. Nobody from the Town planning office or commission attended the meeting. We may have opinions regarding the size and necessity for such a large building. However, it appears that there is already a commitment to a single 80,000 square foot building.

1. Construction Noise and Hours. This project is in the fringe between a commercial area and a residential area. 70 E. Simpson is an office and 72 E. Simpson is a residential rental. Many other properties in the area are mixed use or residential. During the previous courthouse remodel, jackhammering was constant for hours each day over lengthy periods of time. Much more noise and disruption will likely occur considering the proposed structure is 80,000 square feet to be constructed over the three years. It would seem appropriate that strict time limits on the days and hours of construction

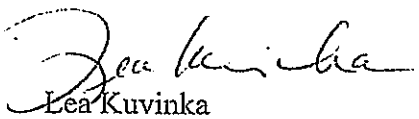
including a maximum number of hours per day during which the noisier activities can occur. For instance, noisier construction activities could be limited to a few hours per day. The contractor should be required to inform those who request notification of a schedule of expected noise and other disruptions on a regular basis before they occur so that businesses can plan their activities and residents know what to expect.

2. Staging. At the neighborhood meeting, there was brief mention of the proposed staging area being in the parking area across from the Hansen Courthouse. This 50'X150' lot seems inadequate for such a large project. My understanding is that some of the parking near the jail and general services building will remain in service further limiting on-site staging. The result of inadequate staging areas will likely be that construction materials will be stored in trailers on the local streets and other areas which interfere with the current use of the streets and sidewalks. A plan for adequate staging should be required which considers the current neighborhood use of these areas.

3. Parking. On any given day, the streets around the current courthouse are solidly parked. Even if the current courthouse offices are moved, the parking problem will not resolve as parking is being pushed into this area. Visitors as well as employees of the commercial area park where limits are more generous. Similar to the current construction area on Pearl Street, street parking will be further limited and pushed in every direction due to closed curb parking. No doubt, the Town staff as well as the neighborhood occupants will find the parking issue an incredible challenge when the construction gets going. One obvious strategy would be to require the contractor to prohibit workers from parking anywhere in the area by providing parking elsewhere with transportation to the construction site. The Town might also consider strategies to redirect visitor and downtown employee parking away from this area. I am sure there are other strategies as well. The point being that this issue needs to be addressed in detail with a specific traffic and parking plan for the area.

We realize there is no way to completely mitigate the effect of an 80,000 square foot building with a three year construction timeline, our request is that the Town do as much as possible to retain the character and quality of our neighborhood, from the design of the project to the disruption the construction process may cause.

Very truly yours,



Lea Kuvinka
On behalf of K&K on Simpson, LLC

From: Craig Pepin
To: Town Council
Subject: Proposed development, Lot 57, Bear Development
Date: Tuesday, July 1, 2025 9:28:29 AM

Dear Mayor and Council Members,

I closely watched the town council meeting, June 16, as I did the previous council meeting where lot 57 of the Snow King Resort development was reviewed. I also watched the planning commission meetings on the same topic.

While I agree with the requirement to add a sidewalk and plantings to the space between one of the buildings on lot 57 and the road, it inadequately addresses the issue of bulk, scale and character.

Please take some time to consider the requirement that building needs to be consistent in bulk, scale and character.

As a result of moving 18,000 square feet from lots 53 and 58, lot 57 is overcrowded. The large four-story buildings do not fit the space, resulting in dense building and a canyon effect.

When pressed on the issue of character, the developer and architects discuss the materials to be used in the new buildings. The materials, including the use of stone and wood, are nice and consistent with the neighborhood. No one is arguing the materials are an issue. It is the bulk and scale that are inconsistent. Please don't let them distract you from the bulk and scale requirements.

Consider the fact that Grand View condos and Love Ridge are three story buildings (two stories of living spaces and one garage level), and the proposed buildings on lot 57 are four story buildings (three stories of living spaces and one garage level).

You have heard clear requests from the HOA representatives of Grand View and Love Ridge that you reject the proposed development of lot 57 because of inconsistencies in the bulk, scale and character. The residents of these condos welcome the development in the neighborhood and endorse the proposals for lots 53 and 58 but 57 does not fit the neighborhood. Please consider carefully the requests from your constituents.

With appreciation,

Craig Pepin

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Grand View Homeowners Association

Jackson, Wyoming

May 15, 2025

Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Revised Bear Development Proposed Plans Lot 57

Dear Tyler,

The Grand View Condominium Association (the "Association") has reviewed the revised application and plans for Snow King Condominiums Lots 57 submitted by Bear Development, LLC, a Wisconsin developer (the "Applicant"). The Association respectfully submits that the Applicants revised plans continue to fail to comply with the requirements of the Snow King Planned Resort District Master Plan ("Master Plan") and do not address the specific concerns raised by Planning and the Commission on April 16.

The Association's primary objection is to the Lot 57 south building that continues to be incompatible in bulk, scale and character with Grand View Condominiums which is a specifically stated requirement of the Master Plan.

Issue 1: Plans Continue to not Adhere to the Requirements of the Snow King Master Plan

The Master Plan provides a depiction of what was previously approved and could be anticipated and approved for Lot 57 – the "development predictability" that is a key component of the Master Plan. SKRMA always recommends prospective buyers in the Resort District to review the Master Plan to understand what has been approved to be built. The depictions and illustrations show a 25,393 square foot building approved by the Town of Jackson for Lot 57 building (see attachment Exhibit 1). A very reasonable building is depicted and compatible in bulk, scale and character with Grand View. Buyers of Grand View units therefore made their purchase decision based upon what they saw in the Master Plan. Instead, the Applicant has decided to move 18,000 sq ft and added a second massive building – over 70% growth of what is approved in the Master Plan. The approval of this lot needs to be based upon as if it were purchased on a stand alone basis and without the additional unapproved 18,000 sq ft.

We would like to make it clear that our objection to the proposed plans for Lot 57 is totally based upon it not meeting the specific requirements stated in the Master Plan and NOT anything to do with current owners against development or losing their views.

I would also like to make the point that words placed in the Master Plan matter just as much as numbers. When the plan says any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View, this requires a clear judgement call. Fortunately, the call for the Planning Commission is very easy. The Applicants south building being twice as high as the back of Grand View 548, containing almost four times the number of units, foot print allows no setbacks from property line and extends three times in length than Grand View buildings clearly violate these words.

If the revised Lot 57 plans are approved in their current form, a precedent will be set in the Snow King Resort District to allow for development of a size and character that is not consistent with the Master Plan Design Guidelines and was never contemplated in the Master Plan. Such an approval will create confusion and ambiguity moving forward, and will ultimately undermine the Master Plan itself.

Issue 2: Non-Responsive to Requested Reductions in Bulk and Scale

On the 16th of April, the Applicant's proposed plans for Lot 57 were rejected with the specific instructions as follows:

> *In addition, the applicant shall make design changes that further reduce the bulk and scale of the northeast corner of the south building. Suggested changes could include, but are not limited to, removing a section of building on the east side, shifting the building farther south, removing a partial story, shortening the roof overhang above the easternmost third-floor unit, reducing square footage, modifying the floor plans to create larger step-backs on upper units, and/or reducing unit counts.*

The Applicant's response was woefully inadequate and essentially did almost nothing to address the issues identified:

- A removal of a bedroom of 517 square feet on the fourth floor of a portion of the northeast corner of the south building which represents a 2% reduction, in no way addresses the requirement to reduce the bulk and scale of the south building.
- The rendering (Page 7) finally provided by the Applicant in the revised package (which we had continually requested) is so deceptive and dishonest. It is also an admission by the Applicant that it does violate the Master Plan as they are trying to hide the actual bulk and scale of the south building.
- The rendering produced by Grand View HOA (Exhibit 2) is still an accurate depiction of the bulk and scale of the south building, the total footprint of which has not changed. If you remove the upper left-hand corner single bedroom which is all the Applicant is proposing, you would not be able to even see the change from the road below.

- The south building continues to violated the Master Plan requirement to be compatible with Grand View in bulk, scale and character as it clearly does not.

Applicant continues to claim the south building is compatible with Grand View in bulk and scale. See Exhibit 3 produced by the Applicant and which we will show is totally inaccurate. The actual spacing between the Applicant's south building and 548 is shown in Exhibit 2 which was done from actual drawings. The actual spacing between Grand View 548 and Love Ridge 536 is shown in an actual picture in Exhibit 4. Again, the Applicant's depiction of compatibility is deceptive and totally inaccurate.

Issue 3: Non-Responsive to Pedestrian and Vehicle Issues

We continue to point out the Applicant's unwillingness to address the pedestrian and vehicle issues. The Master Plan specifies that the height of buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. (p. 57, 59)

- A total Canyon effect will result between the south and north buildings. At the closest point, it is estimated that the buildings 55' and 35' respectively with less than 10' between them and at the sidewalk level around 6' between them. The same Canyon effect will be present between the south building and Grand View 548. This is totally pedestrian unfriendly which clearly violates a requirement in the Master Plan
- The applicant removed sidewalks on Lot 57 to meet the vegetation requirements along their buildings. The applicant is therefore suggesting pedestrians will use the Grand View sidewalks across the road rather than reduce the building sizes on Lot 57. This is totally unrealistic and actually silly. Does one actually think pedestrians will cross the road, walk up on the Grand View sidewalk and then cross back to Lot 57? Pedestrians will be walking in the road to get to the Applicant's buildings by foot. Totally unsafe and again a total violation of the required pedestrian accommodations in the Master Plan.
- The Applicant's movement of 18,000 sq ft and adding a second building is taking up so much of the .83 acre lot there is absolutely no allowance for visitor or service unit parking. Many of the planned units only have one parking space. Visitor and service unit parking will take place all along the road and at opportunistic spots at not only Bear Dev buildings but Grand View/Love Ridge buildings as well.

Summary

The Applicant's proposed changes in response to the rejection of their original plans for Lot 57 continue to violate the Master Plan and continue to be inconsistent with what was anticipated in the Master Plan and on which owners within the Snow King Resort Area relied. The bulk, scale, and character of the south building is not compatible with existing development, will dwarf the pedestrian scale in Sub-Area, and is squarely at odds with the Master Plan goals of balance and

predictability. Exhibit 5 is provided to depict how compatible the Applicant's north building is to Grand View with the elimination of the south building.

With the requested rejection of the plans for Lot 57, the Applicant still has a very viable plan to move forward. They can immediately start with the plans approved for Lots 53 and 58 while they spend the additional time and energy needed to redesign Lot 57 to meet the requirement of the Snow King Master Plan.

Respectfully Submitted,

Rich

Richard Lurie
President
Grand View Condominium Association

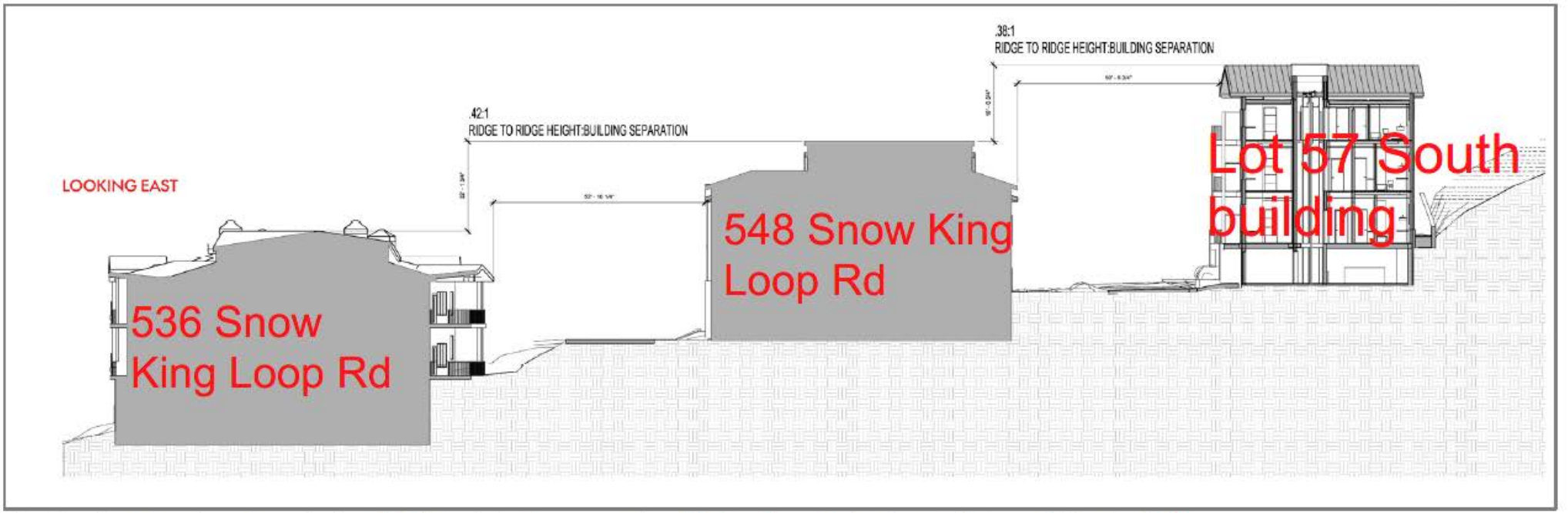


Sub Area #3
Existing and Proposed Condominiums

Sub-Area 3 consists of the Grand View, Love Ridge, and Simpson Patent condominimum developments and the Grand View Lodge. Lots 53, 57, and 58 are the remaining lots platted for condominimum development within this sub-area. The Jackson Town Council approved building plans for a condominimum building on lot 53 and the planning/building departments issued a building parmit for building D on lot 53 which expired in 2009. The architectural drawings for this building are shown in the sketch drawing section of this master plan. The Town Council approved a development plan for a building on lot 57 in 2004, the architechtural plans for this building are included in the sketch drawing section of this master plan. Condominimums on lot 58 are proposed to match buildings on lots 53 and 57 in architectural design.







Site Section showing the relationship in heights between Lot 57 South and the downhill Grand View buildings



From: Harry Dannenberg <harrydannenberg1@icloud.com>
Sent: Thursday, May 15, 2025 8:29 AM
To: Tyler Valentine
Subject: Revised Proposal for Lot 57

I am a 10 year property owner and part time resident (summers) in the Love Ridge Condominiums located in the Snow King Resort District. I am also a member of the Board of Directors of SKRMA. I am the residential director of SKRMA representing the interests of the residential owners in the resort district. As a member of the SKRMA Board I previously voted against approval of the plans by Bear Development with regard to lot 57.

I wrote you on February 20,2025 expressing my agreement with the views of Grand View Condominium Association and Love Ridge Homes Condominium Association that the proposed development by Bear Development violates the Snow King Resort Master Plan because Bear's plans were not compatible with the bulk,scale and character of the existing Grand View Condominiums and Grand View Lodge as required under the Master Plan. I have reviewed the revised submission and plans of Bear Development and I continue to oppose the plan for Lot 57 because it is incompatible in bulk, scale and character of the Grand View Condominiums and Grand View Lodge as required under the Master Plan.

I express my strong agreement with the excellent letters submitted by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View.

I hope the town takes the correct action and rejects the revised proposal for the Lot 57 South Building. This behemoth of a building does not belong in the resort district. Any development of Lot 57 should be along the lines that are described in the Master Plan and approved by the Town Council in 2006. Two large buildings on Lot 57 are not allowed by the Master Plan.

Sincerely, Harry Dannenberg
Sent from my iPad

From: Jenny Herman
To: Tyler Valentine
Subject: Revised Proposal for SKRMA Lot 57
Date: Thursday, May 15, 2025 10:27:27 AM

Mr. Valentine and The Members of the Planning Commission:

My husband and I have owned a Love Ridge condo for 20 years. I am retired and spend a significant amount of time in Jackson throughout the year. Over the past 5 years I have served in some capacity on the HOA Board and for the past 3 years as the HOA board's President. All this to say I am very involved with day-to-day operations and ongoing resolutions that happen when you have 10 buildings with 40 condo units.

Parking: One of our ongoing issues is parking. Each condo is deeded 2 specific parking places in our garage. Each space is marked with the condo unit number. We also have a large sign on the entry doors that states unauthorized vehicles will be towed by Jackson police. None of these are tandem spaces. During busy seasons these spaces are always full. When you have dinner guests, service trucks etc, they have nowhere to park but the roadway. I bring this up because the parking included in the BEAR proposal is not sufficient. Our roadways are much wider and allow for a vehicle to be temporarily parked without impeding traffic. The BEAR proposals have no space for oversized vehicles. We have limited outdoor spaces that can be reserved for oversized vehicles, they have none! This is a huge concern and I have not seen evidence that this was addressed in the original plans or any of the revised plans.

Sidewalks: The revised plan did not address the lack of sidewalks along each building. Yet, they preprot that they are walking distance to town and do not give walkways to traverse on. In the winter, these walkways are needed for a safe way to get across the resort area. In both Love Ridge and Grandview Condos we have heated sidewalk systems and also utilize shovelling to make sure owners and guests have the sidewalks to get around the area. Due to the snow depth and ice build up the roadway is often not safe to walk on. Please mandate that BEAR Development address this issue!

I express a strong agreement with the detailed letters submitted by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View. They provided the technical letters and the negative impact that allowing the current BEAR plan on Lot 57 will create.

It is my hope that the town will take the correct action and **reject the revised BEAR Dev plans for Lot 57**. Please refer back to the 2006 approved plans for Lot 57, those plans were in line with the SKRMA Master Plan.

I regret that I have a personal conflict and thus cannot participate in the Zoom meeting on May 21st. However, I do plan to attend the scheduled Town Council meeting on June 2nd to voice my concerns that have not been addressed with regards to traffic, walkways and parking.

Sincerely,
Jenny Herman
Love Ridge Unit 536

February 14, 2025

Tyler Valentine
Senior Planner, Town of Jackson

RE: Bear Development Proposed Plans for Lots 53, 57, 58
Items P24-168, P24-174 & P24-175

Mr. Valentine,
The Love Ridge Lodge Homes Condominium Association's Board reviewed Bear Development's plans for Lot 57, 53 and 58. After review of the documents and drawings we believe they do not comply with the Snow King Resort District Master Plan. A blatant violation to this Master Plan is shown in the excerpt below. Therefore, we request that the Town of Jackson reject the proposed Bear Development plan.

From page 70 of the Snow King Master Plan:

> The remaining developable lots within Sub-Area 3 consisting of Lots 53,57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge.

Thank you for your time in carefully reviewing the Bear Development plan in connection to the Snow King Resort District Master Plan. We have 40 individual owners in our HOA and strive to work in the interest of our association for all our owners.

Respectfully,

Jenny A. Herman, President
Love Ridge Lodge Homes Condominium Association

From: Jenny Herman
To: Tyler Valentine
Subject: Revised Proposal for BEAR Development SKRMA Lot 57
Date: Thursday, May 15, 2025 5:11:37 PM

Mr. Valentine and The Planning Commission,

I submitted a letter on behalf of the Love Ridge Lodge Homes HOA on February 20, 2025. Our position has not changed. The proposed development by Bear Development violates the Snow King Resort Master Plan because Bear's plans were not compatible with the bulk,scale and character of the existing Grand View Condominiums and Grand View Lodge as required under the Master Plan.
We have reviewed the revised submission and plans of Bear Development and we continue to oppose the plan for Lot 57 because it is incompatible in bulk, scale and character of the Grand View Condominiums and Grand View Lodge as required under the Master Plan.

In packets that have been previously submitted we encourage all members of the committee to review the submissions by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View.

I hope the town takes the correct action and rejects the revised proposal for the Lot 57 South Building. This behemoth of a building does not belong in the resort district. Any development of Lot 57 should be along the lines that are described in the Master Plan and approved by the Town Council in 2006 and again in 2021.

Sincerely,
Jenny Herman
President, Love Ridge Lodge Homes CA
Mobile: 817.938.4009

From: Jeremie Dufault
To: Tyler Valentine
Subject: Lot 57
Date: Sunday, May 25, 2025 7:24:28 PM

Dear Mr. Valentine, I am the owner of Unit 5030 at 550 Snow King Loop. I have reviewed the plans for Lot 57. The proposed building is not compatible in bulk, scale and character with Grand View Condominiums as required by the approved Master Plan. I reviewed the Master Plan prior to my purchase and determined that any developer of Lot 57 would be legally obligated to build consistent in bulk, scale, and character, and not be allowed to violate the terms of the Master Plan. I respectfully request that you reject the current proposal in support of the reliance and expectations owners like me had when we purchased our units. Thank you, Jeremie

From: noreply@civicplus.com
To: anne@brilliantlydone.com; k.wilson2582@gmail.com; tomcatsmits@icloud.com; apetri@nwks.com; stephfellowswise@gmail.com; lauraabonich@gmail.com; Town of Jackson Planning Department; georgiews4@gmail.com
Subject: Online Form Submittal: Email the Planning Commission
Date: Sunday, May 18, 2025 12:55:20 PM

Email the Planning Commission

Email Content:	As Owners of Grand View Lodge #4930, we are still very opposed to the Bear Development Plan for Lots 53, 57 & 58. We strongly endorse the Grand View Homeowners Association correspondence and communications to you as detailed by our HOA President Richard Lurie and the Grand View Board. The Bear Development's Plan and corrective submissions as requested by the Planning Department are still in violation and do not in anyway comply effectively with the Snow King Master Plan in bulk, size or character. We purchased this property with the premised that the development would be in accordance with the Snow King Master Plan. Even details of the future development plan were personally communicated to us by the Owner/Developer at the time of purchase negotiations and definitely has a bearing on our decision. Safety issues also concern us regarding accessibility for emergency and utility service vehicles and guest parking without a proper ingress/egress solution. The overriding, radical, self-serving development plan just does not fit. The Snow King Master Plan has set the criteria and standard for the Grand View Community and should be honored and complied with. Thank you for your consideration.
Your Name:	John & Irene Hammons
Your Company Name:	Windmill Canyon Ranch
Your Phone Number:	6614356459
Your Email Address:	windmilljh@gmail.com
Your City:	Leona Valley
Your State:	California
Your Zip Code:	93551

Email not displaying correctly? View it in your browser.

From: Deborah Wente <dgwente@outlook.com>
Sent: Sunday, May 11, 2025 9:20 AM
To: Tyler Valentine
Subject: Re: Proposed Snow King development
Attachments: View 3 50% Tree Opacity.jpg; Screenshot 2025-05-11 at 10.17.20 AM.png

John and Deborah Wente
548 Snow King Loop Road
Unit 482
Jackson, WY 83001

May 11, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Department
Tvalentine@jacksonwy.gov

Dear Mr. Valentine,

Please find an updated letter regarding the Bear Development proposal in the Snow King resort district. You will find that the primary issue concerning our unit at 548 Snow King Loop Road remains unchanged.

We own Grandview unit 482 which is located on the east side of the building.

Please consider this letter as opposition to the Bear Development plans for lot 57 of the Snow King Resort. The proposed buildings remain massive in comparison to the existing condominiums in our neighborhood. The buildings create significant, negative

impacts to Grandview and the surrounding areas and do not meet the master plans requirements for bulk, scale, or character as explained more fully in the letter from Richard Lurie, President of the Grandview Condominium Association. We ask that the plans for Lot 57 be denied until changes are made to bring the proposed development into compliance with the master plan.

The newly revised plans submitted by Bear Development have done little to address these issues. It is clear their revised plans refuse to reduce by any but the most negligible amount the size of their buildings on Lot 57. To meet the requirement to have room for vegetation next to their building, instead of reducing the size and footprint of their buildings to allow vegetation as required by the Snow King Master Plan, their solution is to eliminate the sidewalks. Pedestrians, therefore, walking up from the hotel or parking to the 72 condominiums have to walk in the road. Additionally, there is no accommodation for parking which will also create a negative impact for our unit.

In 2006 when we purchased our unit in building 548 of Snow King, we carefully reviewed all associated documentation. This included the Snow King master plan. We understood that there would be eventual development near our unit consistent with what was presented in the master plan and approved by the Town of Jackson. As stated in the master plan, units will be developed to fit in with the bulk, scale, and character of the existing Grandview condominiums and Grandview Lodge.

We strenuously object to the current plan. These buildings are much bigger than the current units and are inconsistent with the Snow King master plan. We will completely lose visibility

of Snow King Mountain. One of our favorite things is to sit on the back deck and look up at the mountain, there was never any expectation we would lose this privilege. Please reference the attached renderings to demonstrate how overshadowed our building would be with the lot 57 South building as proposed. Our beautiful view of the mountain would now be a view of a garage. We would be surrounded by buildings that are much bigger and bulkier in scale than those currently in place.

Again, we understand that these properties were planned for development. However, we had absolutely no expectation they would be so completely oversized compared to the current building.

If this development as proposed is allowed to proceed, the Snow King master plan becomes a useless document that no potential buyer in the Resort District can rely upon.

We respectfully request that the town of Jackson reject the proposed plan.

John and Deborah Wente

Get Outlook for iOS

April 13, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning & Building Department
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

As Owners of Grandview Lodge #4930, we are still very opposed to the Bear Development Plan for Lots 53, 57 & 58. We strongly endorse the Grand View Homeowners Association correspondence and communications to you as detailed by Rich Lurie and the Grand View Board.. The Bear Development's resubmissions are still in violation and do not in anyway comply effectively with the Snow King Master Plan in bulk, scale or character.

We purchased the property with the premise that the development would be in accordance with the Snow King Master Plan. Even details of this future development plan was personally communicated to us by the Owner/Developer at the time of purchase negotiations and had a bearing on our decision.

Safety issues also concern us regarding accessibility for emergency and utility service vehicles and guest parking without a proper ingress/egress solution.

The overriding, radical, self-serving development plan just does not fit. The Snow King Master Plan has set the criteria and standard for the Grand View Community and should be honored and complied with.

Thank you for your consideration.

John & Irene Hammons



From: noreply@civicplus.com
To: Alyson Spery
Subject: Online Form Submittal: Kyle Levine Email Alyson Spery
Date: Friday, June 27, 2025 12:37:22 PM

Email Alyson Spery

Email Content:

Councilwoman Spery,

First, thank you for taking the time to tour Lot 57 and engage with our HOA about concerns over the scale of the proposed development. Your fresh perspective and support of responsible development in Jackson are seen and appreciated by me and our neighbors.

Thank you for supporting specific changes to address the pedestrian experience in the elbow where the two Lot 57 buildings and Grand View meet. I attended the June 16 meeting and believe that you share concerns about the scale and bulk of the proposed buildings. Other Town officials - including the Town Planner and his staff, multiple members of the Planning Commission and your Council colleagues – have openly said that the buildings planned for Lot 57 are too big, too high and too close to Grand View but are struggling to find the authority to do anything about it.

The Master Plan's requirement for bulk, scale and character consistency is exactly the tool for the Town Council to limit bloated development. These broad standards give the Council at least as much authority as the LDRs to ensure that over aggressive development doesn't end up as a blight on our neighborhoods. The scale and bulk of the current Lot 57 plans match the type of condo development you'd see in an urban environment and changes the character of the resort district by putting a four story, fortress-like structure between the Town and the mountainside environment that the Master Plan aims to integrate with our neighborhoods. Though different rules may apply, the intent to preserve Town character and avoid negative impacts of over development are the same as the Council dealt with in the Mogul and Loop applications.

Please consider the potential for the type of responsible compromise you stand for -- the development could move ahead in a way that honors the Master Plan's bulk, scale and character standards by eliminating the south building on Lot 57, eliminating the two southeast segments of the south structure (which have been the main focus of recent debates and your personal misgivings about pedestrian access, parking and landscaping) and moving the displaced square footage to Lots 53 or 58. I truly

hope that Bear is willing to make this reasonable compromise before coming back to the Council on July 7.

Thanks again for engaging with the Grand View and Love Ridge communities on this important decision.

Kyle Levine
Grand View #4830

Your Name:	Kyle Levine
Your Company Name:	*Field not completed.*
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
Sent: Friday, June 27, 2025 12:35 PM
To: Devon Viehman
Subject: Online Form Submittal: Kyle Levine Email Devon Viehman

Email Devon Viehman

Email Content:

Councilwoman Viehman,

First, thank you for taking the time to tour Lot 57 and engage with our HOA about concerns over the scale of the proposed development. Your support of responsible development in Jackson is seen and appreciated by me and our neighbors.

Thank you for asking Bear for specific changes to address the pedestrian experience in the elbow where the two Lot 57 buildings and Grand View meet. I understand that you may share concerns about the scale and bulk of the proposed buildings. Other Town officials - including the Town Planner and his staff, multiple members of the Planning Commission and your Council colleagues – have openly said that the buildings planned for Lot 57 are too big, too high and too close to Grand View but struggle to find the authority to do anything about it. The Master Plan's requirement for bulk, scale and character consistency is exactly the tool for the Town Council to limit bloated development. These broad standards give the Council at least as much authority as the LDRs to ensure that over aggressive development doesn't end up as a blight on our neighborhoods. The scale and bulk of the current Lot 57 plans resemble the type of condo development you'd expect in an urban environment and change the character of the resort district by putting a four story, fortress-like structure between the Town and the mountainside environment that the Master Plan aims to integrate with our neighborhoods. Though different rules may apply, the intent to preserve Town character and avoid negative impacts of over development are the same as the Council dealt with in the Mogul and Loop applications.

Please consider the potential for the type of responsible compromise you stand for -- the new development could move ahead in a way that honors the Master Plan's bulk, scale and character standards by eliminating the south building on Lot 57,

	eliminating the two southeast segments of the south structure (which have been the main focus of recent debates and your personal misgivings about pedestrian access, parking and landscaping) and moving the displaced square footage to Lots 53 or 58. I truly hope that Bear is willing to make this reasonable compromise before coming back to the Council on July 7. Thanks again for engaging with the Grand View and Love Ridge communities on this important decision. Kyle Levine Grand View #4830
Your Name:	Kyle Levine
Your Company Name:	*Field not completed.*
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Jonathan Schechter
Subject: Online Form Submittal: Kyle Levine Email Jonathan Schechter
Date: Friday, June 27, 2025 12:32:52 PM

Email Jonathan Schechter

Email Content:

Councilman Schechter,

First, thank you for being a steadfast voice against mega-development in our Town and on Lot 57 of the proposed Bear Development project. Your strong point of view towards preserving Jackson's character is seen and appreciated by me and our neighbors.

It is frustrating that other Town officials - including the Town Planner and his staff, multiple members of the Planning Commission and other Council members – openly agree that the buildings planned for Lot 57 are too big, too high and too close to Grand View, yet claim to have no authority to do anything about it. I suspect you share my view that the Master Plan's requirement for bulk, scale and character consistency is exactly the tool for the Town Council to limit bloated development. These broad standards give the Council at least as much authority as the LDRs to ensure that over aggressive development doesn't end up as a blight on our neighborhoods that the Council ends up regretting. The scale and bulk of the current Lot 57 plans resemble the type of condo development you'd see in an urban environment and change the character of the resort district by putting a four story, fortress-like structure between the Town and the mountainside environment that the Master Plan aims to integrate with our neighborhoods. Though different rules may apply, the intent to preserve Town character and avoid negative impacts of over development are the same as the Council dealt with in the Mogul and Loop applications.

Please continue to push back on this misguided development in our back yard. At a minimum, I hope the Council will require Bear to move ahead in a way that honors the Master Plan's bulk, scale and character standards by eliminating the south building on Lot 57, eliminating the two southeast segments of the south structure (which have been the main focus of recent debates about pedestrian access, parking and landscaping but require much broader conditions) and moving the displaced square footage to Lots 53 or 58. Based on their resistance and disregard for officials' pushback to date, I doubt that Bear will make any reasonable compromise before coming back to the Council on July 7.

Thanks again for your advocacy against the irresponsible development being considered for Lot 57 and elsewhere in Jackson.

Kyle Levine
Grand View #4830

Your Name:	Kyle Levine
Your Company Name:	*Field not completed.*
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	jackson
Your State:	wy
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Kevin Regan
Subject: Online Form Submittal: Kyle Levine Email Kevin Regan
Date: Friday, June 27, 2025 12:30:32 PM

Email Kevin Regan

Email Content:

Councilman Regan,

First, thank you for introducing yourself at the June 2 meeting and for taking the time to tour Lot 57 and hear concerns over the scale of the proposed development. Your efforts to push back on mega-developments here and elsewhere in town are seen and appreciated by me and our neighbors.

It is frustrating that other Town officials - including the Town Planner and his staff, multiple members of the Planning Commission and other Council members – openly agree that the buildings planned for Lot 57 are too big, too high and too close to Grand View, yet claim to have no authority to do anything about it. As a lawyer, I hope you share my view that the Master Plan's requirement for bulk, scale and character consistency is exactly the tool for the Town Council to limit bloated development. These broad standards give the Council at least as much authority as the LDRs to ensure that over aggressive development doesn't end up as a blight on our neighborhoods. The scale and bulk of the current Lot 57 plans resemble the type of condo development you'd expect in an urban environment and change the character of the resort district by putting a four story, fortress-like structure between the Town and the mountainside environment that the Master Plan aims to integrate with our neighborhoods. Though different rules may apply, the intent to preserve Town character and avoid negative impacts of over development are the same as the Council dealt with in the Mogul and Loop applications.

Please consider the potential for the type of reasoned, balanced and fair outcome you stand for -- the development could move ahead in a way that honors the Master Plan's bulk, scale and character standards by eliminating the south building on Lot 57, eliminating the two southeast segments of the south structure (which have been the main focus of recent debates about pedestrian access, parking and landscaping) and moving the displaced square footage to Lots 53 or 58. We'll see if Bear is willing to make this reasonable compromise before coming back to the Council on July 7.

Thanks again for your engaging with the Grand View and Love Ridge communities on this important decision.

Kyle Levine
Grand View #4830
(206) 304-0170

Your Name:	Kyle Levine
Your Company Name:	*Field not completed.*
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: anne@brilliantlydone.com; k.wilson2582@gmail.com; tomcatsmits@icloud.com; apetri@nwks.com; stephfellowswise@gmail.com; lauraabonich@gmail.com; Town of Jackson Planning Department; georgiews4@gmail.com
Subject: Online Form Submittal: Email the Planning Commission
Date: Monday, May 19, 2025 10:17:50 AM

Email the Planning Commission

Email Content:

Kyle Levine
Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kblsf@yahoo.com

May 19, 2025

Planning Commission
Town of Jackson, WY
Via online portal

Dear Commissioners:

I'm writing as a property owner in Grand View building 548, which is adjacent to Lot 57 of Bear Development's pending project. I understand that revised plans will reviewed at your May 21 meeting. I respectfully urge you to reject the revised plans or to approve conditionally (as you were poised to do on April 16) so that Lot 57 plans show meaningful bulk and scale changes before Town Council review.

I attended the April 16 meeting by Zoom and appreciated the Commission's well informed and inquisitive approach, agreeing with Planning's recommendation to condition development on changes "geared at reducing the bulk and scale and improving the character" of the south building consistent with the Master Plan. I am surprised and concerned at the apparent lack of effort by Bear to respond to the Commission's clearly stated concerns about bulk, scale and character compatibility. I am also concerned about what appear to be the unmitigated violation of the Master Plan mandates "not overwhelm the pedestrian scale" and "require the structures to step back away from the street or plaza."

The revised plans include the minimal changes to address Condition 5 of your April 16 Resolution, but do not solve the fundamental design flaws under the Master Plan that fueled the

April 16 deliberations and Resolution. The Commission has the authority and responsibility to current property owners to reject the plans or to condition approval on meaningful changes.

1. Canyon Effect / Excessive Verticality and Density

Planning voiced “character-related concerns over the northeast portion of the south building because it is located close to the road and creates a canyon effect, which is more urban and not in character with surrounding developments that include adequate landscaping and space between the road and the buildings.”

Several Commissioners remarked on the large scale of Bear’s two-building, 43,000 sq. ft. plan and the discrepancy with the 28,000 sq. ft. concept shown in the Master Plan and approved by the Town Council in 2006. Bear’s superficial, minimal changes did nothing to fix the real problem you and our neighbors see here – the planned development is too big, to high and too close to Grand View 548

The canyon effect – a result of the verticality noted by Chair Wilson and inadequate spacing or setbacks – remains a serious defect that has not been seriously addressed by Bear. The footprint of Lot 57’s buildings is exactly the same as presented on April 16. Roofline pullbacks four stories above do nothing to mitigate the closeness that will be felt at street level.

I recognize that the Commission needs to reconcile the Master Plan’s desire for design flexibility with the obligation to preserve bulk, scale and character consistency. But what’s technically allowed isn’t necessarily character-consistent. Planning’s April 16 report explains the canyon effect as an instance of this tension. “The cause of this canyon effect is because 1) the south building is proposed in a location that the Master Plan did not anticipate, but otherwise allows, and 2) the applicant is proposing more overall floor area and basement square footage on Lot 57 than shown on the conceptual site plan even though they are compliant with overall square footage, APOs, parking, FARs LSR, etc.” (emphasis added.)

As you discussed, the dense layout proposed by Bear is an unfortunate function of Bear’s ability to mix-and-match allowable square feet among its three parcels and thus exceed the Master Plan concept by 15,000+ sq. ft. while building to the very edge of the northeast property line. The Commission cannot endorse a plan of this density, even if cross-allocation itself is allowed under the Master Plan, because it does not fit with the neighborhood bulk, scale or character. Would this massive development be permitted if Lot 57 were an independent project without the benefit of bonus footprint allocation?

The canyon effect is a function of vertical and horizontal volume. Condition 5 offered solutions for both factors, but Bear did too little to fix the entire problem. Bear removed just 2% of the overall square footage from a portion of the top floor, helping slightly with vertical bulk and scale, but did nothing to change horizontal density driven by the structural footprint. If you don't have time to visit the site to see for yourself how little room there is for the proposed development (especially on the south arm, where the Master Plan anticipated no development), consider these measurements:

o Roof-to-roof clearance is still just 43 feet between Grand View 548 and Lot 57 North, with Upper Snow King Loop running in between.

o Horizontal separation between Grand View 548 and the balconies of Lot 57 South is likely 45-50 feet. The south structure will be built to the very lot lines, so someone at street level or on the patio of a Grand View condominium will perceive three layers of balconies rising steeply above the road. This naturally has light, sound and privacy implications on our neighborhood character.

o The roofline setbacks on the top edge of the south building are a nice concession but have limited practical impact on the canyon effect since Lot 57 South's roof line is 19 feet higher than Grand View's and out of view at street level from most vantage points.

The depiction below illustrates how crowded this passage will feel from the street level.
Bear claims that these tight horizontal clearances are consistent with the separation between Grand View buildings. The critical difference: there is no road running between the Grand View buildings. The better comparison is the separation between Grand View 548 and the Love Ridge building downhill, which is nearly 53 feet and divided by Snow King Loop Road. This is 10 feet more separation than the revised plans would put between Grand View 548 and Lot 57 North.

2. Negative Parking and Walking Experience

Pedestrians and drivers will experience the canyon effect as an unwelcoming sense of constriction as they proceed uphill from Grand View Lodge and turn on Upper Snow King towards Lots 53 and 58. With inadequate parking, pedestrians will inevitably use Upper Snow King to walk uphill from the alley between the Lot 57's two building and Lots 53 and 58. There's no sidewalk because Lot 57 South is so close to the road and has no meaningful setback. This crowded arrangement violates at least two Master Plan principles: ". . . do not overwhelm the pedestrian

scale" and "require the structures to step back away from the street or plaza."

Planning has advised that the Master Plan does not dictate parking capacity, which is an important input to the pedestrian experience. This is unfortunate since Bear has sacrificed parking and walkability for maximum square footage. As you heard on April 16, residents, guests, caretakers, maintenance staff and rideshare drivers without dedicated parking will fend for themselves and compete for parking in Grand View and Love Ridge. Then they will have to walk uphill alongside a four-story building and through a 43-foot wide canyon to their destinations, but not on a sidewalk that should take them along Lot 57 South's entire length. This is a far cry from the welcoming and cohesive pedestrian experience anticipated by the Master Plan.

The depictions included with my May 14 submission illustrate this experience. Note the verticality and density of both Lot 57 buildings and the shadows cast across Upper Snow King Loop.

The street-level perspective looking west between Lot 57 South and Grand View 548 is a striking illustration of the canyon effect . . . even without showing the Lot 57 North building that would loom to the right in the distance. Note that Bear removed the sidewalk in front of the south building so there is even less buffer between structures. I acknowledge that Bear made some bulk reductions on the walls around the balconies.

3. Reliance on Master Plan Terms and Precedent / Expectation of Restraint

I purchased Grand View 548 in 2023. During pre-purchase diligence, I read the relevant Master Plan language. I also found Bear's Zoning Compliance Verification (ZCV) application, asking Planning to clarify development rights and opportunities on Lots 53, 57 and 58 in relation to the approved 2006 concept. Bear's ZCV referenced a 2021 ZCV response in which the Town affirmed that future development "must comply" with the requirements to maintain "bulk, scale and character consistency;" "to reduce bulk and mass;" and "to create a design that fits well with the topography and neighboring condominiums." I appreciate Planning's thoughtful work to enforce these standards in this proceeding.
I relied on these public records and took comfort that the Master Plan would be enforced with any eventual development being generally consistent with the 2006 concept.

Instead, we are faced with the prospect of a behemoth surrounding and towering over two sides of our building with less than 50 feet separation.

This is not an outcome that “we should have seen coming” just because we bought in a resort district. The Master Plan terms, the approved 2006 concepts, Planning’s ZCV interpretations, responsible due diligence, and this Commission’s sound judgment are the public checks on excessive development. We are not opposed to and not surprised by development categorically.

The Master Plan exists so that buyers and developers alike have predictability before investing in the Snow King community. The massive structures proposed by Bear were not predictable because they are clearly at odds with the 2006 concept that is a matter of Jackson’s public record. To quote Planning’s report, the south building is being placed “in a location that the Master Plan did not anticipate” and, even less predictably, would occupy virtually every available foot of the narrow property between the Cowboy Coaster and the road.

I fear that the Master Plan’s goals and prior interpretations will be loosely applied to Lot 57 because the Master Plan is less prescriptive than Town standards, and the Commission feels that they have no choice on May 21 except to advance the plans to Town Council. The Commission has the challenging responsibility to interpret Master Plan standards and precedent subjectively and then decide whether Bear’s plans are not just technically allowable, but also aesthetically suitable based on the bulk, scale and character of the neighborhood. This is not the case for the revised Lot 57 plans. They should be reject or approved conditionally.

4. Conclusion

The Master Plan must have force for those who purchased in Grand View or Love Ridge expecting restrained development and those who are considering buying or developing in Snow King in the future. The Master Plan gives certainly developers flexibility to build new properties, but not at the expense of neighborhood character, pedestrian experience and the other environmental factors set out in the Master Plan. The Commission should reject the current plans, or approve conditionally, requiring Bear to reimagine Lot 57 with compliant structure(s) before advancing to Town Council review.

Thank you for considering these comments.

Respectfully,

Kyle Levine

Your Name:	Kyle Levine
Your Company Name:	Blanche Neige LLC
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

Kyle Levine
Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kblsf@yahoo.com

May 14, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

I'm writing once again as a property owner in Grand View building 548, which is adjacent to Lot 57 of Bear Development's pending project.

I attended the April 16 meeting by Zoom and was pleased that the Commission was engaged and inquisitive, agreeing with Planning's good recommendation to condition development on changes "geared at reducing the bulk and scale and improving the character" of the south building consistent with the Master Plan. I understand that the revised plans will be subject to further review on May 21 and have these additional comments.

The revised plans barely respond to Commission and Planning concerns and do not solve fundamental design flaws under the Master Plan.

1. Canyon Effect / Excessive Verticality and Density

Planning has "character-related concerns over the northeast portion of the south building because it is located close to the road and creates a canyon effect, which is more urban and not in character with surrounding developments that include adequate landscaping and space between the road and the buildings."

Several commissioners remarked on the large scale of Bear's two-building, 43,000 sq. ft. plan and the discrepancy with the 28,000 sq. ft. concept shown in the Master Plan and approved by the Town Council in 2006.

The canyon effect – effectively a result of the verticality noted by Chair Wilson and inadequate spacing or setbacks – remains a serious defect that has not been seriously addressed by Bear. **The footprint of Lot 57's buildings is exactly the same as presented on April 16.** Roofline pullbacks four stories above do nothing to mitigate the closeness that will be felt at street level.

I recognize that the Commission needs to reconcile the Master Plan's desire for design flexibility with the obligation to preserve bulk, scale and character consistency. But what's technically *allowed* isn't necessarily *character-consistent*. Planning's April 16 report explains the canyon effect as an instance of this tension.

> *"The cause of this canyon effect is because 1) the south building is proposed in a location that the Master Plan did not anticipate, but otherwise allows, and 2) the applicant is proposing more overall floor area and basement square footage on Lot 57 than shown on the conceptual site plan even though they are compliant with overall square footage, APOs, parking, FARs LSR, etc." (emphasis added.)*

As you noted, the dense layout proposed by Bear is an unfortunate function of Bear's ability to mix-and-match allowable square feet among its three parcels and thus exceed the Master Plan concept by 15,000+ sq. ft. while building to the very edge of the northeast property line. The Commission cannot endorse a plan of this density, even if cross-allocation itself is allowed under the Master Plan, because it does not fit with the neighborhood bulk, scale or character. Would this massive development be permitted if Lot 57 were an independent project without the benefit of bonus footprint allocation?

The canyon effect is a function of vertical and horizontal volume. Condition 5 offered solutions for both factors. Bear removed just 2% of the overall square footage from a portion of the top floor, helping slightly with vertical bulk and scale, but did nothing to change horizontal density driven by the structural footprint. If you don't have time to visit the site to see for yourself how little room there is for the proposed development (especially on the south arm, where the Master Plan anticipated no development), consider these measurements:

- Roof-to-roof clearance is still just **43 feet** between Grand View 548 and Lot 57 North, with Upper Snow King Loop running in between.

- Horizontal separation between Grand View 548 and the balconies of Lot 57 South is likely **45-50 feet**. Because the south structure will be built to the very lot lines, someone at street level or on the patio of a Grand View

condominium will perceive three layers of balconies rising steeply above the road. This naturally has light, sound and privacy implications on our neighborhood character.

- The roofline setbacks on the top edge of the south building are a nice concession but have limited practical impact on the canyon effect since Lot 57 South's roof line is **19 feet higher** than Grand View's and out of view at street level from most vantage points.

This depiction below illustrates how crowded this passage will feel from the street level.

Bear claims that these tight horizontal clearances are consistent with the separation between Grand View buildings. They ignore a critical difference: there is no road running between the Grand View buildings. The correct comparison is the separation between Grand View 548 and the Love Ridge building downhill, which is nearly **53 feet** and divided by Snow King Loop Road. This is 10 feet more separation than the revised plans would put between Grand View 548 and Lot 57 North.

2. Negative Parking and Walking Experience

Pedestrians and drivers will experience the canyon effect as an unwelcoming sense of constriction as they proceed uphill from Grand View Lodge and turn on Upper Snow King towards Lots 53 and 58. With inadequate parking, pedestrians will inevitably use Upper Snow King to walk uphill from the alley between the Lot 57's two building and Lots 53 and 58. There's no sidewalk because Lot 57 South is so close to the road and has no meaningful setback. This crowded arrangement violates at least two Master Plan principles: "***. . . do not overwhelm the pedestrian scale***" and "***require the structures to step back away from the street or plaza."***

Planning has advised that the Master Plan does not dictate parking capacity, which is an important input to the pedestrian experience. This is fortunate since Bear has sacrificed parking and walkability for maximum square footage. As you heard on April 16, residents, guests, caretakers, maintenance staff and rideshare drivers without dedicated parking will fend for themselves and compete for parking in Grand View and Love Ridge. Then they will have to walk uphill alongside a four-story building and through a 43-foot wide canyon to their destinations, but not via the sidewalk that *should* take them along Lot 57 South's entire length. This is a far cry from the welcoming and cohesive pedestrian experience anticipated by the Master Plan.

The depictions below illustrate this experience. Note the verticality and density of both Lot 57 buildings and the shadows cast across Upper Snow King Loop.



The street-level perspective looking west between Lot 57 South and Grand View 548 is a striking illustration of the canyon effect . . . even without showing the Lot 57 North building that would loom to the right in the distance. Note that Bear removed the sidewalk in front of the south building so there is even less buffer between structures. See page 7 of Bear's revised submission for a view of this corridor based on the current building design.



3. Reliance on Master Plan Terms and Precedent / Expectation of Restraint

I purchased Grand View 548 in 2023. During pre-purchase diligence, I read the relevant Master Plan language. I also found Bear's Zoning Compliance Verification (ZCV) application, asking Planning to clarify development rights and opportunities on Lots 53, 57 and 58 in relation to the approved 2006 concept. Bear's ZCV referenced a 2021 ZCV response in which the Town affirmed that future development "must comply" with the requirements to maintain "bulk, scale and character consistency;" "to reduce bulk and mass;" and "to create a design that fits well with the topography and neighboring condominiums." I appreciate Planning's thoughtful work to enforce these standards in this proceeding.

I relied on these public records and took comfort that the Master Plan would be enforced with any eventual development being generally consistent with the 2006 concept shown below in the upper right.



Instead, we are faced with the prospect of a behemoth surrounding and towering over two sides of our building with less than 50 feet separation.



This is not the outcome that we should have seen coming because we bought in a resort district. The Master Plan terms, the approved 2006 concepts, Planning's ZCV interpretations, responsible due diligence, and this Commission's sound judgment are the public checks on excessive development.

The Master Plan exists so that buyers and developers alike have predictability before investing in the Snow King community. The massive structures proposed by Bear were not predictable because they are clearly at odds with the 2006 concept that is a matter of Jackson's public record. To quote Planning's report, the south building is being placed "in a location that the Master Plan *did not anticipate*" and, even less predictably, would occupy virtually every available foot of the narrow property between the Cowboy Coaster and the road.

I fear that the Master Plan's goals and prior interpretations will be loosely applied to Lot 57 because the Master Plan is less prescriptive than Town standards. The Commission has the challenging responsibility to interpret Master Plan standards and precedent subjectively and then decide whether Bear's plans are not just technically allowable, but also aesthetically suitable based on the bulk, scale and character of the neighborhood. This is not the case for the revised Lot 57 plans.

Conclusion

The Master Plan must have force for those who purchased in Grand View or Love Ridge expecting restrained development and those who are considering buying or developing in Snow King in the future. The Master Plan gives certainly developers flexibility to build new properties, but not at the expense of neighborhood character, pedestrian experience and the other environmental factors set out in the Master Plan. **The Commission should reject the current plans and require Bear to reimagine Lot 57 with compliant structure(s) while development proceeds on Lots 53 and 58.**

Thank you for considering these comments in anticipation of the May 21 meeting.

Respectfully,

Kyle Levine

From: noreply@civicplus.com
Sent: Tuesday, July 8, 2025 3:24 PM
To: Jonathan Schechter
Subject: Online Form Submittal: Email Jonathan Schechter

Email Jonathan Schechter

Email Content:

Council Member Schechter,
The Grand View owners were so pleased to hear you had requested a personal tour of Lot 57. May I suggest the following:
• Please stand in the middle of Snow King Loop Road with Grand View 548 on your left and Love Ridge 356 on your right.
• You will see the actual spacing between Grand View and Love Ridge. On a ruler app on an iPhone, the distance measured is approximately 55'
• You will remember Bear in their presentation Monday evening showed a picture and claimed the distance was 32'
• Why did they lie, you just have to walk around the other side of Grand View 548 to see why. Please have Grand View 548 on your right and the lot 57 south building on your left. The distance there is a little over 32' and the lot 57 south building rises 55'. I will try to send the rendering through the email to ElectedOfficials email address.

• You see Bear knows the south building violates the requirement in the Master Plan to be compatible with Grand View Condominiums in bulk, scale and character. They had to lie to try to hide the fact that it does not comply.
• You will also see the tremendous canyon effect between Grand View 548 and the south building as well as the very steep canyon effect between the south and north buildings. This is exactly the reason that Planning Commissioner Georgie Stanley voted against approval of the applicants plans.

Why would you believe any numbers Bear is presenting after catching them in the false measurement?

Please let me be clear, we are not against this development and we believe the applicant should be able to build the 117,000 sq ft he has purchased. We are in total agreement with lots 53 and 58. We just firmly believe the applicants

decision to move 18,000 sq ft to lot 57 and add the second building in place that no one ever contemplated it and at a size that totally dwarfs Grand View violate the Master Plan.

There are two solutions:
• Remove approximately 1/3 of the eastern most section of the south building and move those approximately 8,000 sq ft back up to lot 58
• Eliminate the south building, move 8,000 sq ft back up to lot 58 and then expand the north building with ½ of the units facing north with views of the Grand Tetons and ½ facing west with views of the Snow King Ski Area

Again, thank you very much for requesting a tour of lot 57

Respectfully submitted

Rich

Richard Lurie
President
Grand View HOA

Your Name:	Richard Lurie
Your Company Name:	Grand View Home Owners Assocation
Your Phone Number:	2032490532
Your Email Address:	rlurie@optonline.net
Your City:	Jackson
Your State:	Wyoming
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: Bills GMAIL
To: Town Council
Cc: Debbie Hartmann
Subject: Bear Development Plans for Lot 57
Date: Friday, June 27, 2025 9:53:16 AM

Jackson Town Council:

We are reaching out to you regarding Bear Development's plans for Lot 57 on Snow King Mountain. Our condominium is at 548 Snow King Loop #481. It is directly across from Lot 57. We object to the Bear Development plans for Lot 57.

When we purchased our condominium, we were advised to read the Snow King Master Plan, which we did. We were aware that Lot 57 would likely be built on in the future.
We noted, in the Master Plan, that Lot 57 was approved for a single building that fit nicely on the property.

We also took comfort in the language, contained in the Master Plan, that any building (singular) on Lot 57 must be compatible with the bulk, scale and character of Grand View.

The plans that Bear Development submitted for approval are inconsistent with the Snow King Master Plan. The changes to the initial plans that have been made by Bear Development are NOT RESPONSIVE TO THE CONCERNS THAT HAVE BEEN RAISED. Why isn't the Snow King Master Plan being followed? Since it was approved we thought that we could rely on its contents, which were quite specific

The inclusion of the South Building was never in the Master Plan.

The proposed building does not meet the bulk, scale and character test either.

The Lot 57 development plans are simply too much building on too little property that is inconsistent with the rest of Snow King.

We encourage the Town Council to reject the plans for Lot 57 and require a more thoughtful and responsive plan from Bear Development.

Respectfully submitted

William and Deborah Hartmann
548 Snow King Loop
#481
Jackson, WY. 83001

Ph: 216-470-2101

Email: WILLIAM.L.HARTMANN@gmail.com

Sent from my iPad

From: noreply@civicplus.com
To: anne@brilliantlydone.com; k.wilson2582@gmail.com; tomcatsmits@icloud.com; apetri@nwks.com; stephfellowswise@gmail.com; lauraabonich@gmail.com; Town of Jackson Planning Department; georgiews4@gmail.com
Subject: Online Form Submittal: Email the Planning Commission
Date: Tuesday, May 20, 2025 5:50:48 AM

Email the Planning Commission

Email Content:	I am writing to object to the Bear Development Plans for Snow King Loop, Lot 57. We are the owners of 548 Snow King Loop Unit 481, which is directly impacted by plans on Lot 57. When we purchased our unit we relied upon the Snow King Master Plan which we assumed would be enforced and govern the future development t of Lot 57. The revised plans, as submitted by Bear Development, do not comply with e Bulk, Scale and Character language which is contained in the Master Plan. We have objected to each of the Lot 57 plans as submitted. This latest proposal from Bear Development is NOT RESPONSIVE TO THE CONCERNS RAISED BY THE COMMISSION. The footprint of the buildings have not changed. The inclusion of the South Building is inconsistent with the Master Plan which contained only one building. The Lot 57 development plans are too much building on too little property that is inconsistent with the Bulk, Character and Scale of the rest of Snow King. We encourage the Planning Commission to reject the plans for Lot 57 and require a more thoughtful and responsive plan from Bear Development.
Your Name:	William and Deborah Hartmann
Your Company Name:	*Field not completed.*
Your Phone Number:	216-470-2101
Your Email Address:	WILLIAM.L.HARTMANN@gmail.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: Bills GMAIL
To: Tyler Valentine
Cc: Rich Lurie
Subject: Beast Development Plans for Lot 57
Date: Thursday, May 15, 2025 5:35:35 PM

Dear Mr Valentine

As you now know, I am a property owner in Grand View building 548 which is directly across from Lot 57. We own unit 481 which is impacted by the Bear Development plans for Lot 57.

When we purchased our unit, we were aware of and relying on the Snow King Master Plan which we assumed would be enforced on future development of Lot 57. We assumed we could rely on the **Bulk, Scale and Character** language which was contained in the Master Plan.

We have objected to the Bear Development plans at each of the previous proposals. This latest proposal from Bear Development is in our opinion Not Responsive to the Concerns Raised by the Commission and Do Not Follow the Master Plan.

Unless and Until Bear Development revises its plans for Lot 57 to reduce the Bulk, Scale and Character of the Buildings (including adhering to the plans for a single building on Lot 57) we will continue to object.

Our objections to the new plans can be highlighted as follows:

The footprint of the Lot 57 buildings is unchanged from the previous proposals

The inclusion of the South Building is inconsistent with the Master Plan

The canyon effect that is created by Lot 57 development is caused by the height and scale (square footage) of the Lot 57 buildings.

Further issues arise as a result of the lack of sidewalk that will force pedestrians in to the roadway. Unlike the rest of Snow King development, this project is jammed in to too small of a space.

In conclusion, the Lot 57 development plans are too much building on too little property that is inconsistent with the Bulk, Scale and Character of the rest of Snow King.

The revised plans do nothing to address our previous objections. We encourage the Planning and Building Commission to reject the plans for Lot 57 and require a more thoughtful and responsive plan from Bear Development.

Thank you for considering our views.

William Hartmann and Deborah Hartmann
548 Snoiw King Loop Unit 481
Sent from my iPad

JORGENSEN
GEOTECHNICAL, LLC

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

December 20, 2023

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT, BEAR DEVELOPMENT – SNOW KING LOOP LOTS 53 AND 58, TETON COUNTY, WYOMING
PROJECT NO: 23072

Dear Nick,

We are pleased to present this Geotechnical-Engineering Report on our geotechnical site exploration for the proposed development at Lots 53 and 58 on Snow King Loop in Teton County, Wyoming. This report describes site conditions observed during the subsurface exploration, presents engineering analyses and recommendations to support the design and construction of foundation elements, and presents pre-construction and post-construction slope stability analyses.

Jorgensen Geotechnical explored subsurface conditions by drilling seven (7) boreholes and excavating four (4) exploratory test pits throughout Lots 53 and 58. A geophysical exploration was also performed comprising MASW and ReMi exploration techniques. In general, the site is underlain primarily by landslide debris, a chaotic mixture lean clay (CL), clayey gravel (GC), and clayey sands (SC). The site sits on a mapped landslide which likely mobilized prior to the Quaternary period. As such, we assume the soil at the site to be well consolidated. We also observed weathered sandstone bedrock during the subsurface exploration. The weathered bedrock was only observed in one borehole, BH-02, at 67.5-ft below ground surface (bgs), and is assumed to be part of the Cretaceous-age Bacon Ridge Formation (Kb).

Building locations and foundation elevations are based on preliminary design data provided by Hoyt Architecture, dated July 19, 2023. As the design progresses, we will be able to make site-specific recommendations.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions for you.

Respectfully submitted,
JORGENSEN GEOTECHNICAL







Bruce Jackson G.I.T.
Geotechnical Design Engineer Technician

Harrison Carter, P.E.
Geotechnical Project Manager

Dominique Brough, P.G.
Geotechnical Project Manager

Geotechnical-Engineering Report

Bear Development – Snow King Loop Lots 53 and 58 | Teton County, Wyoming



43.471263°N, -110.753274°W

December 20, 2023

PREPARED FOR

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

PREPARED BY

Jorgensen Geotechnical, LLC
PO Box 9550
1315 HIGHWAY 89 S., Ste. 201
Jackson, WY 83002

PROFESSIONAL GEOLOGIST
DOMINIQUE KIMBERLY BROUGH
PG-4010
12/20/23
WYOMING

Professional Engineer
HARRISON CARTER
17289
Date: 12/20/2023
WYOMING

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1.0 INTRODUCTION

Jorgensen Geotechnical, LLC was commissioned by Bear Development, LLC to perform a subsurface surface exploration and geotechnical engineering and analyses for the proposed development for Lots 53 and 58 accessed by Snow King Loop in Teton County, Wyoming. The purposes of the exploration were to provide information and geotechnical-engineering recommendations pertaining to:

- Subsurface soil conditions
- Site preparation and earthwork
- Geophysical exploration
- Seismic site classification per the International Building Code
- Evaluation of settlement and/or collapse potential
- General foundation design and construction recommendations
- Slabs-on-grade design and construction recommendations
- Lateral earth pressures for retaining structures
- Subgrade preparation
- Slope Stability Analyses
    - Existing Conditions
    - Proposed Conditions
    - Proposed Seismic Conditions

A detailed description of the subsurface exploration and graphical logs are shown in Appendix A, Figures in Appendix B, laboratory testing results are included as Appendix C, determination of soil engineering parameters in Appendix D, Calculations for settlement in Appendix E, and Slope Stability Analyses in Appendix F.

2.0 PROJECT DESCRIPTION

The project site is located in Jackson, Wyoming and is situated at the base of Snow King Resort. Preliminary plans were provided by Hoyt Architecture, dated July 19, 2023. The plans indicate the development for lots 53 and 58 will include two housing units: each with a first-floor parking garage area with three floors of living space above.

It is our understanding the project is in the early stages of the design, and the architectural plans are subject to substantial changes. As the project progresses, Jorgensen Geotechnical is available to consult with team members to increase design and construction efficiency based on our understanding of the subsurface conditions and the proposed design.

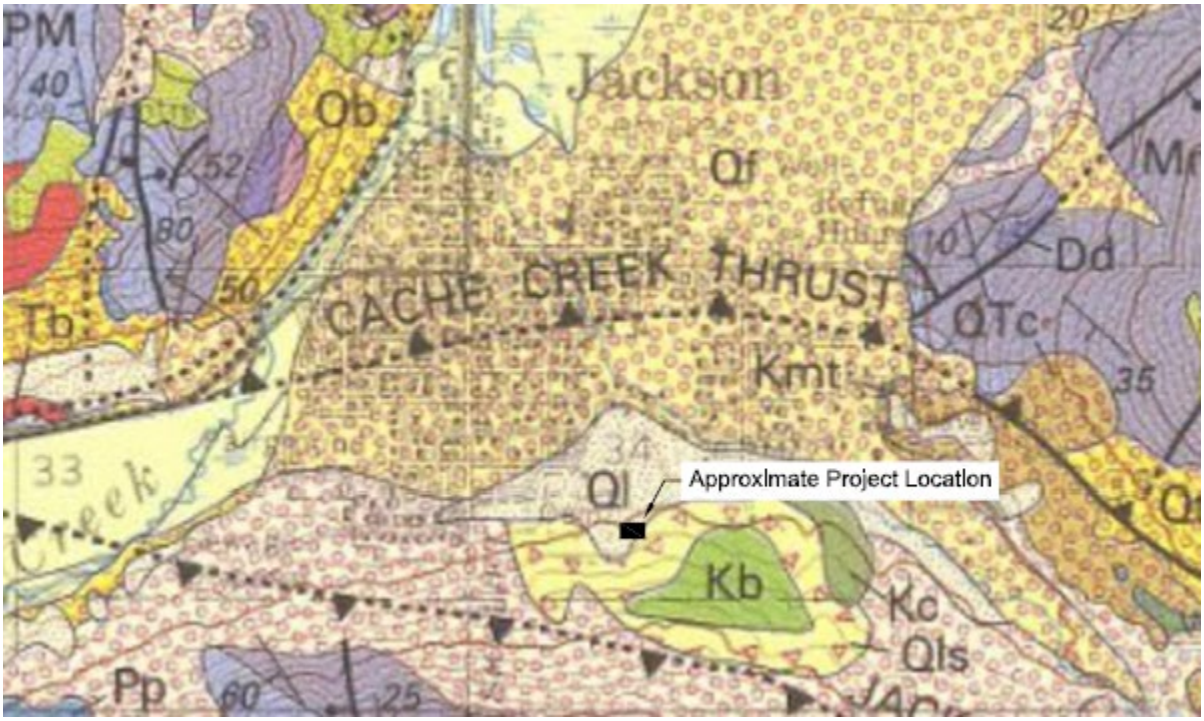


Figure 1: Site Location and Geologic Map

3.0 GEOTECHNICAL EXPLORATION

3.1 Description

JG developed the following description of the site based on field visits, meetings with the project team, our review of available historical aerial imagery, and observations made during the subsurface exploration.

Item	Description
Location and Parcel Information	• Lots 53 and 58 are located at the base of Snow King Resort and are accessed via Snow King Loop. The project area sits at a generalized latitude and longitude of 43.471263°N, -110.753274°W.
Existing Conditions	• The project location slopes from the north upwards to the south and ranges in elevation from approximately 6,400-ft Above Mean Sea Level (AMSL) on the northern boundary of Lot 53, to approximately 6,530-ft AMSL on the southern property boundary of Lot 58. The lots are bisected by a dirt road that provides access for employees at Snow King Resort. • Lot 53 is currently being used for storage by Snow King Resort. • A retaining wall approximately 20-ft tall is present on Lot 53 between the storage area and the access road. This Retaining wall comprises H-piles, lagging, and tie-backs and was built based on construction drawing dated August 13, 2007. • Slopes at the project site range from 10 to 35%.

	• Current utilities at the site include power, gas and water.
Geologic Setting	• The project location is found on the Geologic Map of Grand Teton National Park (Love et. al., 1992), in an area that contains three mapped geologic units including Loess (Ql), a fine-grained, windblown deposit, Landslide Debris (Qls), and the Bacon Ridge Sandstone (Kb). The soils observed from the subsurface exploration seem to be consistent with mapped geology. • The project location sits on a mapped multiple slump/multiple flow landslide, and is understood to be deep seated(WSGS, Wyoming Geologic Hazards Map Tool). A portion of the project site is capped with a wind-blown deposit known as loess which was likely deposited during or after the Pinedale Glaciation Period, or between approximately 30,000 to 10,000 years ago. The mapped loess stratigraphically overlies portions of the mapped landslide unit. • Numerous Quaternary faults (i.e., relatively young and potentially active) are mapped throughout the area. The Teton Fault is mapped approximately 8 miles northwest of the project, at the base of the eastern flank of the Teton Range (Zellman, 2019). Slip rates along the Teton fault is estimated to be between 0.2 and 1.0 mm/year. The Hoback Fault is located approximately 3 miles to the southwest of the project site but is considered old and inactive.

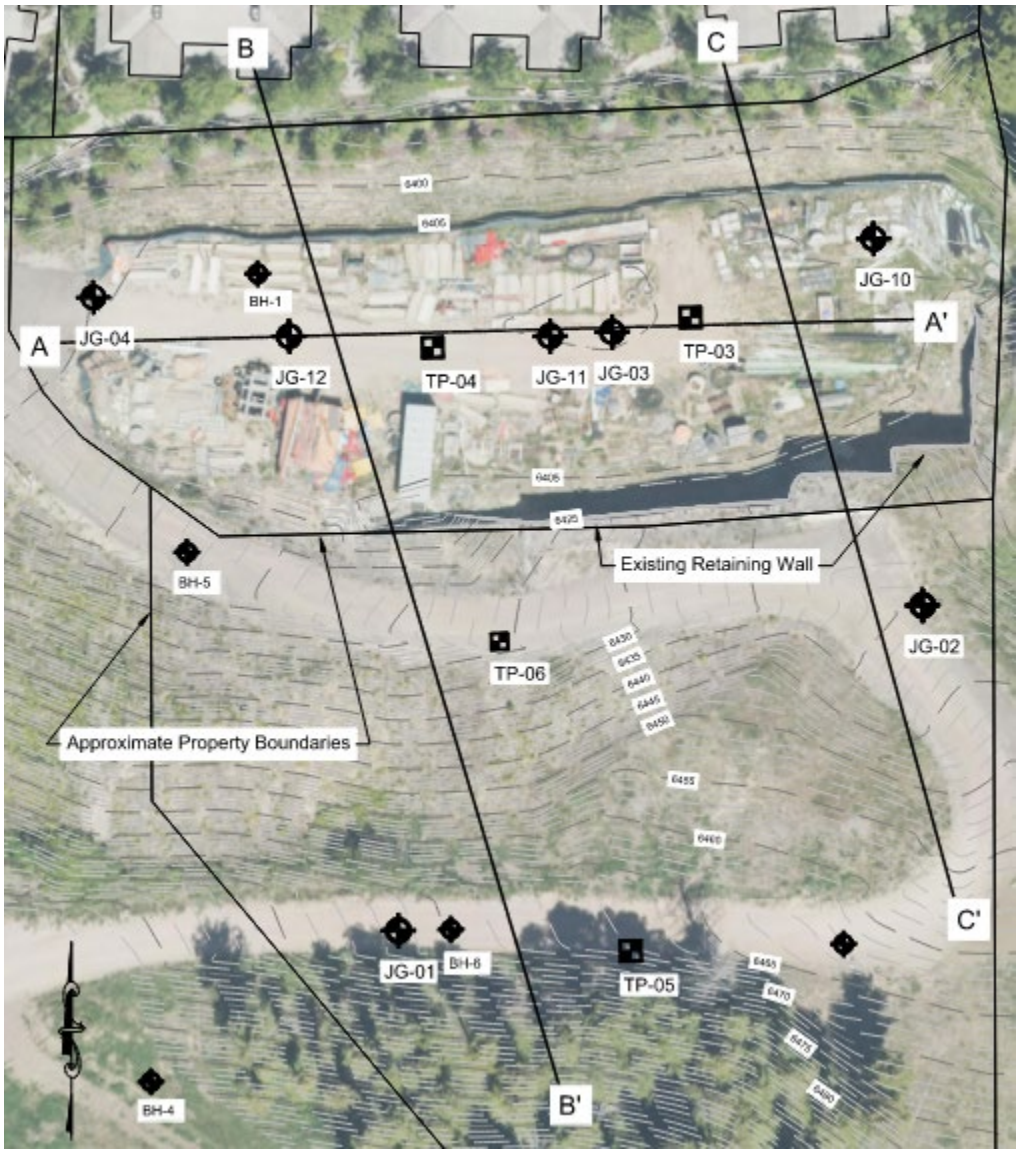


Figure 2: Borehole, Test Pit and Geologic Cross Section Location Map

3.2 Subsurface Soil Conditions

In general, three soil types were encountered during the subsurface exploration:

- **Landslide Debris** – consisting of clayey gravels (GC), lean clays (CL), and clayey sands (SC). The landslide debris soils are assumed to be derived from native colluvium soils prior to mobilization. These landslide debris soils exhibited chaotic deposition, which is also represented in the MASW plots provided by Atlas Geophysics. These results can be found attached to Appendix A.
- **Loess** – consisting of lean clay with sand (CL).
- **Weathered Bedrock** – consisting of soft weathered sandstone of the Bacon Ridge Formation (SC).

Below are three generalized geologic cross-sections spanning both north-south and east-west depicting the subsurface soil conditions and approximate foundation elevations for the buildings on Lots 53 and 58. Cross-section alignments can be found in Figure 2 and complete figures can be found in Appendix B.

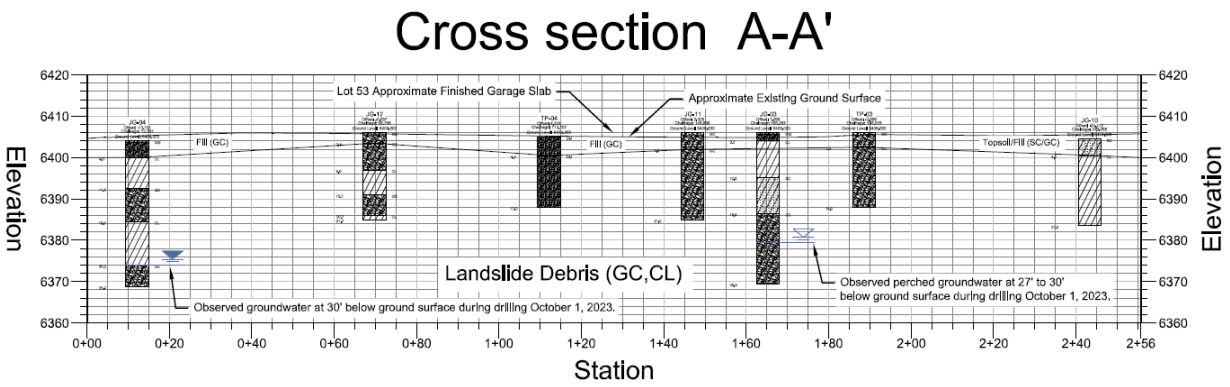


Figure 3: Geologic Cross Section A-A'

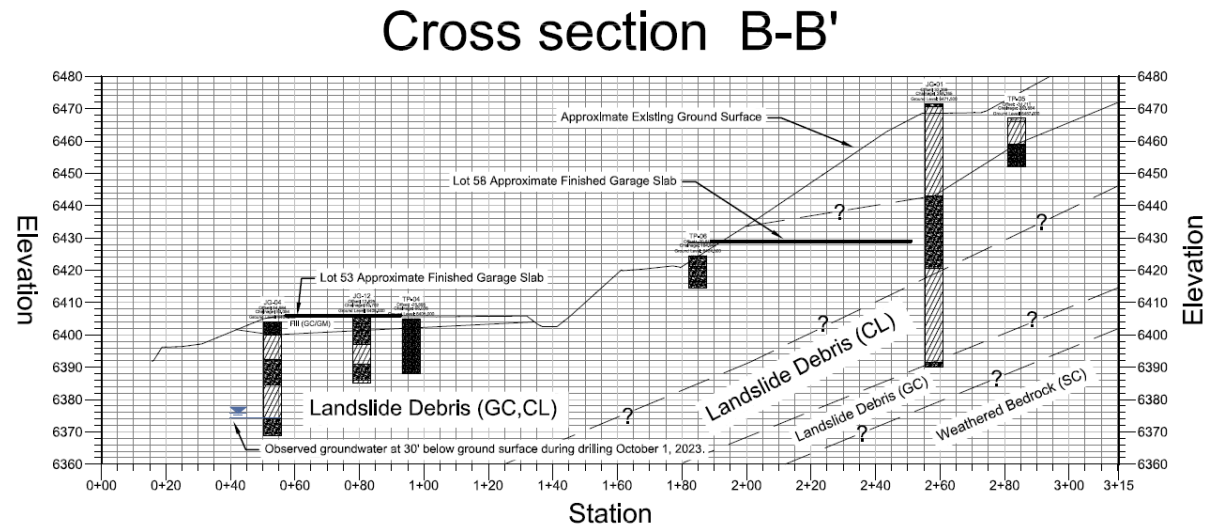


Figure 4: Geologic Cross Section B-B'

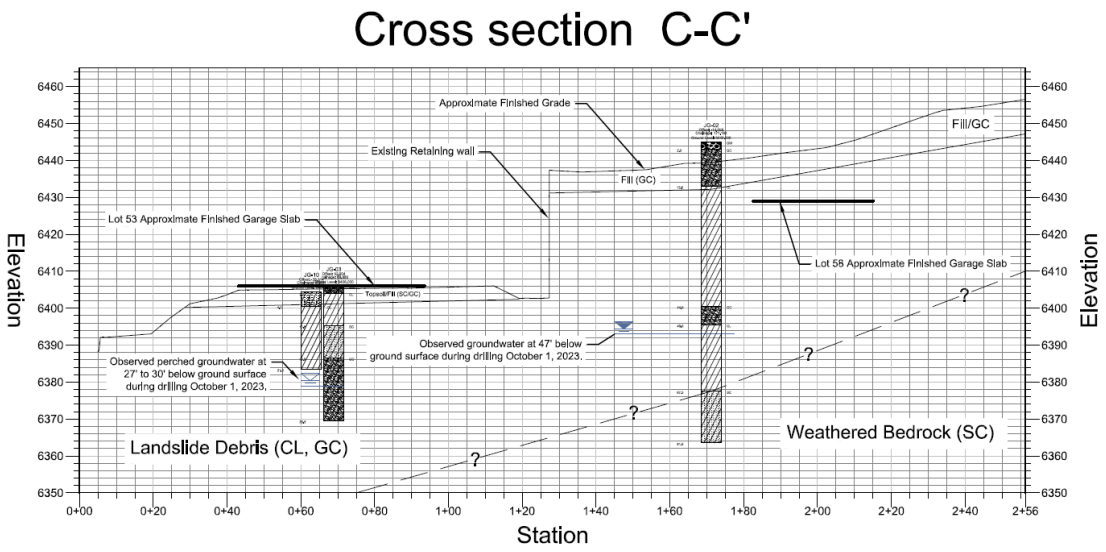


Figure 5: Geologic Cross Section C-C'

The table below describes each soil and rock layer, and detailed borehole logs are represented graphically in Appendix A. **It is important to note that** the borehole exploration techniques used either a 4-inch coring barrel or a 1.5-inch diameter split spoon sampler, limiting the soil that was collected during the drilling effort. It is likely that gravels larger and cobbles 3.0-inches are present but were unable to be logged due to the sampling method. Cobbles and boulders were encountered in the test pits.

Layer	Layer Name	Description	Geotechnical Considerations and Uses
1	**Topsoil/Fill (GC/GM/SC)**	• Observed in all boreholes and test pits • Depths ranging from 1- to 4.5-ft bgs • Classified as a Clayey **Gravel** with Sand, Silty **Gravel** with sand, or a Clayey **Sand** with Gravel. • Both the topsoil and fill are assumed to be derived from native soils • Brown to dark brown • Contains construction debris, including rebar, wood and concrete.	• Undocumented construction fill should be remove from beneath foundations • Non-structural applications
2	**Landslide Debris (GC/CL)**	• Observed in all boreholes and test pits	• Acceptable bearing layer with appropriate subgrade

		• Classified as Clayey **Gravel** with Sand, **Lean Clay**, **Lean Clay** with Sand, Sandy **Lean Clay** with Gravel, • Reddish brown to brownish gray • Coarse-grained soils are loose to very dense • Fine-grained soils are soft to very stiff • **Chaotic deposition, including charcoal fragments** • Observed 15-25% cobbles by volume • 10-55% gravel • 15-30% sand • 25-90% Clay/Silt	improvement methods • Settlement concerns • Structural applications • Non-structural applications
3	**Weathered Bedrock (SC)**	• Observed in BH-02 at 67.5-ft bgs • Classified as Clayey **Sand** • Grayish brown to reddish gray • Very dense • 55% sand • 45% fines	• Unlikely to be reached during construction

3.3 Groundwater

Groundwater was encountered in three boreholes during the subsurface exploration. Groundwater was observed in JG-02 at a depth of 47-ft bgs, JG-04 at a depth of 30-ft bgs, and a region of perched groundwater was encountered in JG-03 ranging from 27- to 30-ft bgs. These groundwater levels were incorporated into our slope stability analysis modeling and are discussed further in Appendix E.

The exploration occurred during a time of year that is considered to take place after peak groundwater levels have occurred, therefore the groundwater levels encountered during the drilling effort are *not* expected to represent peak groundwater levels. Groundwater levels fluctuate in response to seasonal snowmelt, runoff and flow levels in nearby rivers and streams, and is likely most heavily influenced by spring runoff and natural springs uphill. Soil moisture conditions on this site are most likely influenced by surface infiltration due to precipitation, snowmelt, and uphill natural springs. Two groundwater standpipes were installed on Lot 53 as part of the subsurface exploration. These standpipes were installed in JG-10 and JG-12, to total depths of 20 and 21-ft bgs, respectively.

Groundwater data was also presented in the previous Site Investigation Report published by Nelson Engineering, which was dated July, 2021. In this Report, they describe their encounters with perched groundwater to be in relatively thin (<1-ft in thickness) saturated zones. Groundwater measurements taken between 2005 and 2021 typically coincided with these saturated zones. We assume the measured groundwater levels at the site to be heavily influenced by spring runoff and natural springs uphill of the site.

3.4 Earthquakes and Ground Shaking

Jackson, Wyoming is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and Western Wyoming (Smith and Arabasz, 1991). The Teton fault, located along the eastern margin of the Teton Range, approximately 8-miles northeast of the site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 earthquakes in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high. In the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking, liquefaction, or slope movement could potentially cause damage to structures (Smith, et al., 1993).

Shear wave velocity calculated by Atlas Technical Consulting LLC, of Salt Lake City, Utah using ReMi geophysical exploration method for the project site is 1,200 ft/s. The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, and the results from the geophysical exploration, the site is classified as Site Class C ("Very dense soil and soft rock"). For your convenience, Seismic Design Maps (SEAOC, 2019) values are summarized in Table 3-1: U.S. Seismic Design Maps Summary.

Table 3-1: U.S. Seismic Design Maps Summary

Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters			
	Short Period (S_s) =	1.024	
	1-Second Period (S_1) =	0.336	
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters			
F_a =	1.2	S_{MS} =	1.229
*F_v =	1.5	*S_{M1} =	0.504
Design Spectral Response Parameters			
	S_{DS} =	0.819	
	*S_{D1} =	0.336	

*Note: Values for F_v, S_{M1}, and S_{D1} were determined in accordance with Section 11.4.4 of ASCE 7-16. Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1.

The project site is located in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with a probability of occurrence of 2% in 50 years is approximately 0.454g (USGS, 2014). The site amplification factor at PGA is 1.2, resulting in a site modified peak ground acceleration (PGA_M) of 0.545. This has been applied for the analysis of seismic lateral loading on retaining walls Section 4.3.

The provisions of the IBC are intended to provide uniform levels of performance for structures depending on their intended use and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the design motion. The design earthquake ground motion is selected at a ground shaking level that is 2/3 of the maximum considered earthquake (MCE) ground motion, which has a likelihood of exceedance of 2% in 50 years (corresponding to a return period of 2,500 years). The IBC is not intended to prevent damage or loss of

function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable by the Design team.

3.5 Geologic and Geotechnical Hazards

3.5.1 Potential Settlement/Compressible Clays

The primary geotechnical concern at the project site is differential settlement of foundation elements placed on unimproved landslide deposits. Based on the borehole logs, in-situ testing, lab testing, and geophysical exploration, the subgrade soils comprise a range of chaotic mixture of soils, from compressible clays to competent stony soils. The soft clays are expected to experience moderate to severe settlement, while the stony soils are *not* expected to experience substantial settlement. Calculated settlement values are discussed in Section 5.2 and calculation spreadsheets are shown in Appendix E.

3.5.2 Seismic and Fault Related Hazards

The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking could potentially cause damage to structures (Smith et al, 1993). The owners may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. Older faults mapped in the immediate vicinity of the property are believed to be old and inactive. Surface rupture due to faulting is very unlikely, and no slope failure is anticipated to occur.

3.5.3 Slope-Related Hazards

In the event of an earthquake or extreme precipitation event, rock fall, debris flows, or avalanches produced from the steep slopes to the south of the development area could potentially cause damage to structures, especially following wildfires. Risk assessment of the slope related hazards was beyond the scope of this Report, but we present slope stability analyses of several slopes captured in the cross section Lot 53 and 58. These are discussed in Section 4.1 and presented in Appendix F.

4.0 GEOTECHNICAL ENGINEERING ANALYSES

4.1 Slope Stability Analyses

The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed two sets of geometry for global slope stability, taken from cross sections B-B’ and C-C’. Pre-construction and post-construction external geometry was determined using topographic data provided by Jorgensen Associates, as well as proposed design data provided by Jon Althschuld of Chinook Landscape Architecture, LLC.

Soil-strength parameters were determined using direct testing methods, as well as correlations based on index tests and SPT N-Values. A detailed discussion on soil-strength parameters can be found in Appendix D. The parameters used in the stability analysis are shown in Table 4-2 and Table 4-3. We incorporated a phreatic surface into model based on observed water conditions during the drilling effort. We included surcharge loads to account for future building loads and evaluated seismic conditions using a pseudo-static approach.

Table 4-2: Soil Parameters Used for Slope Stability Analysis B-B'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (CL)	115	100[1]	35
Landslide Debris (GC)	125	50[2]	40
Landslide Debris (GC/CL)	120	100[2]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

Table 4-3: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (GC/CL)	120	100[1]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

4.1.1 Results

Results of the stability analyses are summarized in Table 4-4. Appendix F shows the output of the stability model for Cross-Section B-B' and C-C'.

Table 4-4: Summary of Stability Analyses Results

Cross section	Analysis	FS	Change in FS[1]
B-B'	Pre-construction	1.646	-1.03%
	Post-construction	1.629	
	Post-Construction Seismic	1.173	N/A
C-C'	Pre-construction	2.281	+12.93%
	Post-construction	2.576	
	Post-Construction Seismic	1.753	N/A

1. Negative indicates a reduction in FS from pre-construction to post-construction, while positive indicates an increase in FS from pre-construction to post-construction.

Discussion regarding accepted FS can be found in Appendix F. Changes in Factors of Safety (FS) from pre-construction to post-construction conditions range from -1.03 to 12.93%, though all of the post-construction conditions indicate static FS's above the 1.5 threshold for residential construction ranging from 1.629 to 2.576. Post-construction seismic conditions indicate factors of safety from 1.173 to 1.753, both of which are above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

Residual strength results from strain-softening behavior; i.e., soils become weaker with shearing (as in the case of slope movement) decreasing from peak strength to residual strength. Reduced shear strength usually occurs only in soils that have been previously sheared while undisturbed soils typically exist at peak strength. It is possible that sheared soils exist on this site or nearby and exhibit behavior

consistent with residual strength. In this case, seismic slope stability may result in factors of safety less than 1.0. **However, soil shearing was not observed during subsurface exploration at this site. If pockets or layers of soft, weak, or sheared soils are observed during construction, work shall cease, and Jorgensen Geotechnical be notified immediately to evaluate site conditions and review the stability model.**

4.2 Settlement

As described is Section 3.5.1, several different soil types were encountered at the site, all of which represent different levels of settlement potential, increasing the risk of differential settlement which is particularly damaging to structures. Settlement calculations were performed for the compressible clay, and the potentially compressible clayey sands. Because the stony soils contain varying amounts of matrix soils (i.e., clays and sands), estimated settlement is difficult. Though, it is important to note that in general, as the matrix content increases, the risk of settlement increases.

Item	Settlement Analyses – Slopewash	
	Scenario 1	**Scenario 2**
Bearing Layer	**Clay** – Foundation system is placed in direct contact with the clay soils	**Colluvium** - Foundation placed in direct contact with clayey sand soils
Foundation Assumptions	Comprises typical reinforced concrete spread footings	
	Bearing pressure of 3,000 pounds per square foot	
	Buried 3-feet below finished grade	
	Spread footings is 2-feet wide	
Calculated Settlement	3.38-inches	1.67 -inches

The risk of settlement can be reduced by several subgrade improvement methods, of which are discussed below in Section **Error! Reference source not found.**.

4.3 Lateral Earth Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996) for at-rest, active, and passive conditions and are presented in Table 4-5. These values assume a combination of lean clay and clayey gravel landslide debris will be used as non-structural backfill. We have assumed an estimated internal friction angle of 36° and a unit weight of 130 pcf based on experience working with similar soil deposits and laboratory testing. Calculations assume level backfill against foundation walls or retaining walls.

Table 4-5: Lateral Pressure Parameters for Landslide Debris

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions Level Backfill	K_o = 0.41 K_a = 0.26 K_p = 3.85	54 pcf 34 pcf 501 pcf
Earthquake Conditions	K_{ae} = 0.38	49 pcf

Level Backfill	K_{pe} = 3.46	449 pcf

Lateral earth pressure design will be estimated based on the concept of equivalent fluid pressures, in which the soil pressure-distribution is triangular against the foundation or retaining wall. The following sections summarize each design situation.

4.3.1 Active Pressures

Application	Retaining walls which are allowed to deflect and develop an active soil wedge
Resultant Force Calculation	½ $\gamma K_a H^2$; pounds per horizontal foot of wall
Resultant Force Location	one-third the wall height (1/3 H) above the base
Seismic Coefficient[1]	K_s = 0.338g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force	½ (γK_{ae} - γK_a) H^2; pounds per horizontal foot of wall
Seismic Resultant Force Location[2]	Applied at 60% of the wall height above the base

1. Discussion and calculations for the Seismic Coefficient can be found in Appendix F.
2. Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990).

4.3.2 At-Rest Pressures

Application[1]	Walls which are restrained and not allowed to deflect
Resultant Force Calculation	½ $\gamma K_0 H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

4.3.3 Passive Pressures

Application[1]	Toe of retaining walls where the wall is allowed to move into soil
Resultant Force Calculation	½ $\gamma K_p H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base
Design Control	k_s = 0.338g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Passive pressure design should neglect loose fill and soil located within the frost zone.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Recommendations Overview

The fine-grained soils encountered at the site exhibit moderate settlement potential as described above in Section 4.2. Typical spread footings are likely to experience settlement greater than 1-inch if placed above the compressible soils. The risk of settlement can be reduced by **ground improvement techniques** such as geosynthetic reinforced fills, or engineered aggregate piers (EAPs). The risk of settlement can also be reduced by incorporating **deep foundation elements** such as driven piles or micropiles into the foundation design. Subgrade improvement methods to reduce the risk of future differential settlement are discussed in Section **Error! Reference source not found.**, below.

Due to the need for a construction shoring system, if mass excavation (i.e., over-ex and replace with geosynthetic reinforced fill) is selected, the shoring system will need to be extended at or below the over-excavation limit, increasing the overall height of the shoring system. Deep foundation elements and aggregate piers would negate the need for mass excavation below the shoring system.

It should be noted that different subgrade improvement methods correspond with different levels of risk reduction. Any subgrade improvement method that leaves problematic soil beneath foundation systems has a higher level of risk than those that do not. Similarly, deep foundation elements greatly reduce the risk of settlement by transferring the foundation load past the problematic soils and into the underlying competent soils. Typically, the cost of a foundation system correlates to the risk reduction (i.e., the more expensive foundation system the more risk reduction).

5.2 Reinforced Fills

Reinforced fill comprise imported soil compacted and interbedded with a pre-determined geosynthetic. The reinforced fill will better distribute the foundation load thereby reducing the load applied to the fine-grained, compressible and reducing the amount of future potential settlement. Exact thickness of a reinforced fill is currently unknown due to the limited design data available, though it can be expected to be four to six fee thick with a geosynthetic layer placed at every 1-ft increment.

5.3 Engineered Aggregate Piers

Engineered aggregate piers are a ground improvement technique that utilize compacted aggregate to reinforce potentially problematic soils. The piers are predrilled with an auger to the full design-depth (or to a refusal condition on competent rock/soil), a select aggregate is dumped into the predrilled hole from the surface, and the aggregate is then compacted with a down hole compactor attached to an excavator. The compaction effort not only compacts the imported aggregate, but also densifies the surrounding native soils. The increased density of the select aggregate as well as the surrounding native soils reduces the potential of future foundation settlement. One major benefit of EAPs compared to deep foundation elements, is the EAPs are a ground improvement technique, therefore the foundation footings do not need to be designed as grade beams as it would need to be for deep foundation elements, but typical spread footings.

Aggregate piers are typically designed and installed by a design-build contractor. Such as Keller, Geotech Foundation Company, and Montana Helical Piers. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.4 Deep Foundation Elements

Foundations consisting of grade beams supported by deep foundation elements, such as driven piles or micropiles, typically allow very little vertical movement of structural elements. This option represents the lowest risk of future foundation settlement.

Both micropiles and driven piles are typically designed and installed by a design-build contractor. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.5 Earthwork

5.5.1 Site Preparation

Prior to the placement of any fill, concrete slabs, or foundation elements, the site should be cleared and stripped of topsoil and all organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

During the excavation, the equipment may disturb and loosen the surface of the subgrade soils. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to the placement of structural fill and footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by a representative of this office.

5.5.2 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the coarse-grained at the site as Type C soil. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V. According to OSHA, any cut slope greater than 20 feet in height requires additional analysis. Shallow groundwater conditions at the site may impact shoring requirements. These recommendations are based on observations made at the time of the site exploration. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil conditions at the time of construction.

The design of a temporary construction shoring system is beyond the scope of this report. Jorgensen Geotechnical is available to coordinate with shoring contractors to provide design parameters and local expertise to the project and deliver the most efficient shoring option.

5.5.3 Final Backfilling and Grading

Properly compacted backfill and site drainage are very important to protect subgrade soils and prevent water from flowing to undesirable locations (i.e., to the highway). All soils at the site are acceptable for use as backfill and general site grading. Compaction guidelines for both soil types can be found in Section 5.5.4.

5.5.4 Compaction

Based on our borehole logs, compaction of the on-site soils during construction can be measured by performing a Standard Proctor test per ASTM D698 and performing nuclear density gauge testing during the compaction process. Site soils should be moisture-conditioned and placed in lifts and compacted to a predetermined percentage (typically either 92% or 95%) of the maximum dry density as determined by Standard Proctor testing. Soil should be moisture conditioned to between -2% and +2% of the optimum moisture content (OMC). Fine-grained soils require a sheepsfoot or padfoot roller.

It is important to note, the on-site soils contain fine-grained soils which become difficult to compact if moisture contents become too high. Moisture management of the compacted soils will be paramount to reach adequate densities. Additionally, groundwater may impact the ability to compact the soils during construction.

If imported "pit-run" is used as structural fill or if soils at the site contain more oversized clasts (greater than 3-inches) compaction testing with a nuclear density gauge is usually problematic due to the presence of stones. Therefore, we recommend compacting stony soils using a **method specification**, for which Table 5-1 provides initial guidelines.

Table 5-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes[1]
5-ton vibratory	12 inches	9-inch[2]	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

1. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
2. Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

- The contractor will place fill in loose lifts no greater than specified in the above table for whichever class of compactor is used.
- Fill will be compacted with the *minimum* number of passes specified above. The actual number of passes should be determined by observing compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
- Once the number of passes is determined, this **method** (unique to the material type, compactor, lift thickness, and number of passes) may be continued for the rest of the project as long as fill material properties and subgrade soil conditions remain the same.

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the project. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 5.5.6.

5.5.5 Compaction Requirements

We recommend the following requirements for engineered fill materials:

Material Type and Location	Minimum Compaction Requirement	Moisture
Stony soils[1]: All Locations (Structural and Non-Structural Applications)	Non-yielding Condition	Usually 6-8%[2]
Non-stony soils	92% or 95% maximum dry density	+2-2% OMC

1. Stony soil may be imported or site-derived
2. Clean, stony soils are typically moisture insensitive and field observations are usually adequate to estimate when soils achieve the proper moisture.

We recommend compaction of fills be observed and tested during construction. If stony fill is not observed to be in a non-yielding condition or non-stony fills do not achieve the recommended compaction requirements, the area represented by the test should be reworked and retested as required to meet the requirements.

5.5.6 Observation during Construction

Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications. All excavations and foundation subgrades should be observed by a representative of JG prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.
We are able to provide the most value observing site conditions at the following times:

1. Upon completion of site preparation to verify all organics and unsuitable material have been removed, and to verify stony alluvial soils have been reached and structural fills have been prepared in accordance with Sections 5.5.1 and 5.5.4.
2. we can observe placement and compaction of fill and aid in the development of a method specification, Section 5.5.4.
3. We can perform density testing by means of proof rolls and with the use of a Nuclear Density Gauge for structural and non-structural soils.

6.0 LIMITATIONS

This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty is made or implied.

This report is site-specific and has been prepared in support of the proposed project. The report is for the sole use of the current property owner and their design and construction team and shall be considered non-transferable to future property owners without the written consent of Jorgensen Geotechnical. Under no circumstances are the figures and text to be used separately.

7.0 REFERENCES

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APPENDIX A

Site Exploration Procedures and Subsurface Exploration Logs

Field Exploration

Borehole Locations and Elevations

Borehole and test pit locations were determined by Jorgensen Geotechnical (JG) staff to bracket the approximate location of the proposed development. Approximate locations of the boreholes and test pits are presented in Figure 2. The approximate location of each borehole and test pit locations were estimated based on relative proximity to landmarks identifiable on aerial photography. Approximate GPS coordinates for each borehole were also collected in the field. Approximate elevations were based on topographic data from Jorgensen Associates.

Subsurface Exploration Procedure

JG conducted a site exploration at the proposed project site utilizing two different subsurface exploration techniques: geotechnical boreholes and open test pits. During the exploration effort, several disturbed samples from SPTs were collected during the drilling effort as well as bulk disturbed grab samples during the test pit excavation. Shelby tubes were used to collect relatively undisturbed samples of soft material for consolidation testing, shear testing, and index testing. The samples were tested at GCI in Salt Lake City, Utah, and the results are presented in Appendix B. Soil-engineering properties were based on visual classification, direct lab testing results, and accepted correlations based on index test results and SPT blow counts and are discussed further in Appendix D. The subsurface exploration techniques are described below.

Sonic Boreholes

On October 1 and 2, 2023, JG directed and oversaw the drilling of four sonic boreholes; two to 80-feet below the ground surface (bgs) and two to 35-feet bgs using a sonic drill rig operated by Cascade Drilling of West Jordan, Utah. Sonic drilling utilizes high frequency vibrations to advance a core barrel or casing into the subsurface soils while collecting one continuous disturbed sample. At predetermined intervals, standard penetration tests (SPT) were performed to generate blow count values and collect additional disturbed samples.

Hollow Stem Auger Boreholes

Three additional boreholes were completed each to 20-feet bgs on October 25, 2023 using a hollow stem auger (HSA) drilling technique with a Diedrich D120 drill rig operated by SK Geotechnical of Billing, Montana. The HSA drilling technique utilized a 4.25-inch inside diameter hollow auger with a solid stem rod in the center that is removed to perform standard penetration tests every 2.5-feet.

Open Test Pits

On October 31, 2023, JG directed and oversaw the excavation of four open test pits. The test pits were excavated using a Hitachi Zaxis 160 steel tracked excavator operated by FCExcvation. The test pits ranged in depth from 10 to 18-feet bgs. Disturbed bulk samples were collected from pertinent soil layers.

Borehole Logs

Field data were collected in the field digitally using the application pLog on a tablet. Draft logs were reviewed in the office, and final versions are presented below. Blow counts for SPT (field N-values) were adjusted to a standard hammer efficiency of 60% and overburden pressure of one atmosphere as suggested by Youd and Idriss (1997) and Fang (1991), to obtain the adjusted (N1)60 values in blows per foot. Soil type, thickness, consistency, and relative moisture content were observed and documented by Jorgensen Geotechnical staff.

Detailed borehole logs are attached. Site conditions may vary and actual soil conditions may differ from those presented in the borehole logs. The final logs represent JG's interpretation of the subsurface soil conditions. Actual soil conditions may differ from those observed in the boreholes.

In addition to borehole and test pit logs produced by Jorgensen Geotechnical, borehole logs presented in a report produced by Nelson Engineering dated July 28, 2021 were also reviewed to determined subsurface soil conditions and are presented below. Approximate borehole locations performed by Nelson Engineering are presented in Figure 2. Test pit logs presented in a report prepared by Womack and Associated dated June 4, 2012 for the water tank due south of the proposed project site were also reviewed.

Geophysical Exploration

Jorgensen Geotechnical contracted with Atlas Technical Consultants LLC of Salt Lake City to perform a geophysical evaluation at the project site. The primary purpose of the geophysical study was to develop subsurface shear-wave velocity profiles using Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Waves (MASW). The geophysical exploration was performed on October 23 and 24th 2024. One ReMi line and one MASW line were performed at the specific project site (Lots 53 and 58), while the other ReMi and MASW lines were performed on Lot 57.

The ReMi study extended to a maximum depth of 100-ft below the ground surface, allowing us to select a Site Class based on the results. Shear wave velocity for the ReMi line RL-2 performed at lots 53 and 58 produced a shear wave velocity of 1,201 ft/s, classifying the site as a Site Class C per ASCE 7-16

The MASW line ML-2 performed at the project site indicates the upper approximately 20-feet are softer (i.e., slower shear wave velocity), and the soils become denser at approximately 30-feet below the ground surface. Though the soils appear to become denser at 30-feet, the upper 20-feet appear to be chaotic and have portions that are dense, and portions that are soft, consistent with the observations made in the boreholes and test pits.

The full Report from Atlas is attached.



Photo 1: Typical sonic drilling setup/JG--01



Photo 2: Typical sonic drilling bulk sample/Landslide Debris (GC/CL)



Photo 3: Typical hollow stem auger drilling setup/JG-12



Photo 4: Typical SPT sample/JG-10 D3



Photo 5: Typical test pit excavation setup/TP-07



Photo 6: Landslide Debris (GC)/TP-03



Photo 7: Chaotic sorting in Landslide Debris (GC)/TP-03



Photo 8: Charcoal present within landslide debris/TP-03



Photo 9: Large angular cobbles ~'1 to 2' diameter/TP-04 spoils pile

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Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0			D1				Gravel (GW): Slightly moist to moist, brown, medium dense, clast supported, sub-rounded clasts approximately 50% sand and 50% sub-rounded gravel [FILL]					
1												
2			D2				Gravelly LEAN CLAY with Sand (CL): slightly moist, brownish tan, stiff, 25-30% angular gravel, 15-20% sand, 55-65% fines, [LANDSLIDE DEBRIS]					
3												
4												
5			D3									
6												
7			D4									
8			D5									
9												
10												
11												
12												
13												
14			D6									
15												
16												
17			D7									
18			D8					12		31	16	15
19												
			D9									

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

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Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) / MC (%) / PL & LL (%) / Fines Content (%)
21							Gravelly LEAN CLAY with Sand (CL): slightly moist, brownish tan, stiff, 25-30% angular gravel, 15-20% sand, 55-65% fines, [LANDSLIDE DEBRIS]						
22			D10										
23													
24													
25			D11										
26													
27													
28			D12	67	11-16-21 38			11		28	16	12	
29							CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, very dense, 50-55% angular gravel, 15-25% sand, 25-30% fines [LANDSLIDE DEBRIS]						
30			D13										
31			D14										
32													
33			D15										
34													
35			D16										
36													
37			D17	56	46-50/5" 94								
38			D18										
39			D19										

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Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

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Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) / □ Fines Content (%) 20 40 60 80
41			D20				CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, very dense, 50-55% angular gravel, 15-25% sand, 25-30% fines [LANDSLIDE DEBRIS]						
42			D21										
43			D22										
44			D23										
45			D24										
46			D25										
47		⧗	D26	200	19-50/1" 84								
48													
49													
50													
51							LEAN CLAY, Sandy LEAN CLAY with Gravel, LEAN CLAY with Sand (CL): slightly moist, brownish tan, very stiff, 10-20% gravel, 20-30% sand, 50-90% fines, [LANDSLIDE DEBRIS]						
52													
53													
54													
55													
56			D27					13		33	15	18	●⊢
57													
58													
59			D28										

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Equipment: Diedrich D120
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Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
61							LEAN CLAY, Sandy LEAN CLAY with Gravel, LEAN CLAY with Sand (CL): slightly moist, brownish tan, very stiff, 10-20% gravel, 20-30% sand, 50-90% fines, [LANDSLIDE DEBRIS]						
62			D29										
63			D30										
64													
65			D31										
66													
67													
68			D32	115	19-31-50/4" 56			10		26	16	10	● ⊢
69			D33										
70			D34										
71			D35										
72													
73			D36					12		38	17	21	● ⊢
74													
75			D37										
76													
77													
78			D38										
79													

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Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
81			D39	100	9-23-35 35		CLAYEY GRAVEL with Sand (GC): slightly moist, brownish gray, dense, angular 55% gravel, 15% sand, 30% fines [LANDSLIDE DEBRIS]						▲
82													
83													
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													
98													
99													

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Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) / MC (%) / PL & LL (%) / Fines Content (%)
1			D1				GRAVEL (GW): slightly moist to moist, brown, medium dense, clast supported, approximately 50% sand and 50% sub-rounded gravel [FILL]						
2													
3			D2				CLAYEY GRAVEL with Sand (GC): slightly moist, medium dense, brownish tan, 55% angular gravel, 15% sand, 30% fines [LANDSLIDE DEBRIS]						
4													
5			D3										
6													
7			D4							20	15	5	H
8													
9			D5										
10			D6										
11													
12			D7				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]						
13													
14													
15			D8					12		31	15	16	●⊣
16													
17													
18			D9	0	4-3-3 6								▲
19													

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Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
21			D10				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]						
22													
23			D11					13		29	15	14	● ⊢
24													
25													
26			D12										
27													
28			D13	100	7-12-13 24	2.50							▲
29			D14										
30													
31			D15										
32													
33			D16					15		21	16	5	●
34													
35													
36			D17										
37													
38			D18	93	16-12-15 24								▲
39			D19					16		29	17	12	● ⊢

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Client: Bear Development, LLC
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Drilling Contractor: Cascade Drilling
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Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
41			D20				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]					
42												
43			D21									
44												
45			D22				CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown to grayish tan, dense, homogeneous, 40-50% angular gravel, 20-30% sand, 30-35% fines [LANDSLIDE DEBRIS]					
46												
47							▽					
48			D23	100	14-25-31 45							
49			D24									
50							LEAN CLAY, LEAN CLAY with Sand (CL): wet, tan to reddish tan, stiff to very stiff, homogeneous, 0-10% angular gravel, 5-35% sand, 60-95% fines [LANDSLIDE DEBRIS]					
51			D25									
52												
53			D26					12		26	14	12
54												
55												
56			D27									
57												
58			D28	100	14-26-36 45							
59			D29									

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) 8 16 24 32 / MC (%) / PL & LL (%) 20 40 60 80 / Fines Content (%) 20 40 60 80
61			D30				LEAN CLAY, LEAN CLAY with Sand (CL): wet, tan to reddish tan, stiff to very stiff, homogeneous, 0-10% angular gravel, 5-35% sand, 60-95% fines [LANDSLIDE DEBRIS]	14		37	14	23	
62													
63			D31										
64													
65			D32					13		31	17	14	
66													
67		⧗	D33	400	50/4" 66								
68			D34				CLAYEY SAND (SC): wet, grayish brown to reddish gray, very dense, 55% sand, 45% fines, ironoxide staining, organic odor [WEATHERED ROCK]						
69													
70			D35							21	16	5	
71													
72			D36										
73													
74													
75			D37										
76			D38										
77													
78			D39										
79													

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
81			D40	0	50/2" 59		CLAYEY SAND (SC): wet, grayish brown to reddish gray, very dense, 55% sand, 45% fines, ironoxide staining, organic odor [WEATHERED ROCK]						
82													
83													
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													
98													
99													

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Telephone: 307.733.5150

Borehole ID: JG-03

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471750 **Longitude:** -110.753041 **Elevation:** 6406.00
Notes: Perched groundwater encountered between 27 and 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				SILTY GRAVEL with Sand (GM): slightly moist, dark brown, medium dense, 45% sub-rounded to rounded gravel, 25% sand, 30% fines [FILL]					
2							GRAVELLY LEAN CLAY with Sand (CL): slightly moist, brownish tan, soft, approximately 15-25% angular cobbles by volume, matrix supported, 30-35% angular gravel, 15-20% sand, 50% fines [LANDSLIDE DEBRIS]					
3			D2									
4												
5			D3					10		33	14	19
6												
7			D4	93	4-3-4 7							
8												
9			D5									
10			D6									
11							CLAYEY SAND with Gravel (SC): slightly moist, very light brownish tan, dense, approximately 15-25% angular cobbles by volume, matrix supported, 25-30% angular gravel, 30-35% sand, 40-45% fines [LANDSLIDE DEBRIS]					
12												
13			D7									
14												
15			D8					8		30	15	15
16												
17			D9	100	10-17-20 33							
18							CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown, medium dense, homogenous, approximately 15-25% angular cobbles by volume, matrix supported, 30-55% angular gravel, 20-30% sand, 30-50% fines [LANDSLIDE DEBRIS]					
19			D10									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

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Telephone: 307.733.5150

Borehole ID: JG-03

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471750 **Longitude:** -110.753041 **Elevation:** 6406.00
Notes: Perched groundwater encountered between 27 and 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D11				CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown, medium dense, homogenous, approximately 15-25% angular cobbles by volume, matrix supported, 30-55% angular gravel, 20-30% sand, 30-50% fines [LANDSLIDE DEBRIS]					
22												
23			D12					12		35	15	20
24												
25			D13									
26												
27			D14	87	10-11-14 22							
28												
29			D15									
30			D16									
31			D17					11		29	15	14
32												
33												
34			D18									
35			D19	80	20-25-10 17							
36												
37												
38												
39												

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
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Telephone: 307.733.5150

Borehole ID: JG-04

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 30.00 on Oct 02 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 35.2 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471774 **Longitude:** -110.753619 **Elevation:** 6404.00
Notes: Groundwater encountered at 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				SILTY GRAVEL with Sand (GM): slightly moist, dark brown, medium dense, 45% sub-rounded gravel, 25% sand, 30% fines [FILL]					
2												
3			D2									
4							LEAN CLAY with Gravel (CL): slightly moist, brownish tan, soft, approximately 15-25% angular cobbles by volume, matrix supported, 15-20% angular gravel, 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]					
5			D3									
6												
7			D4	93	2-2-7			12		34	16	18
8			D5		8							
9												
10			D6									
11												
12							CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, dense, approximately 15-25% angular cobbles by volume, matrix supported, 35-55% angular gravel, 15-30% sand, 30-35% fines [LANDSLIDE DEBRIS]					
13			D7									
14												
15			D8					7		19	14	5
16												
17			D9	53	18-27-30							
18					49		LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-5% angular gravel, 25-30% sand, 65-70% fines [LANDSLIDE DEBRIS]					
19			D10									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

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Telephone: 307.733.5150

Borehole ID: JG-04

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 30.00 on Oct 02 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 35.2 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471774 **Longitude:** -110.753619 **Elevation:** 6404.00
Notes: Groundwater encountered at 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D11				LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-5% angular gravel, 25-30% sand, 65-70% fines [LANDSLIDE DEBRIS]	17				
22												
23			D12							31	17	14
24												
25												
26			D13									
27												
28			D14	87	25-32-12 21							
29			D15									
30			D16									
31			D17				CLAYEY GRAVEL with Sand (GC): wet, grayish brown to reddish gray, very dense, approximately 15-25% angular cobbles by volume, matrix supported, 40-45% angular gravel, 15-20% sand, 40-45% fines [WEATHERED ROCK/LANDSLIDE DEBRIS]	10		33	15	18
32												
33												
34			D18									
35			~~D19~~	400	50/1" 83							
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

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Borehole ID: JG-10

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471827 **Longitude:** -110.752751 **Elevation:** 6404.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-2 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4							CLAYEY SAND with Gravel (SC): slightly moist, very loose, brown, 20% angular gravel, 55% sand, 20% fines [TOPSOIL/FILL]					
3			D-1	40	1-1-4 4							
4–5							GRAVELLY LEAN CLAY with Sand. LEAN CLAY with Sand, LEAN CLAY (CL): dry, reddish tan, soft to medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-30% angular gravel, 10-20% sand, 50-90% fines, [LANDSLIDE DEBRIS]					
6			D-2	67	5-8-7 11							
8			D-3	60	5-5-6 9					25	16	9
10–11			D-4	67	9-17-12 18							
13			U-1					14		39	15	24
15–16			D-5	83	4-6-8 11			16		38	21	17
18			U-2					14		32	14	18
19												

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-10

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471827 **Longitude:** -110.752751 **Elevation:** 6404.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-2 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / ☐ Fines Content (%) 20 40 60 80
21			D-6	100	5-9-8 14		GRAVELLY LEAN CLAY with Sand. LEAN CLAY with Sand, LEAN CLAY (CL): dry, reddish tan, soft to medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-30% angular gravel, 10-20% sand, 50-90% fines, [LANDSLIDE DEBRIS]						▲
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-11

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471746 **Longitude:** -110.753110 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4			D-1	20	11-11-19 26		CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, medium dense, 55% sub-rounded gravel, 25% sand, 20% fines [FILL]					
5–7			D-2	79	5-11-50/5" 50		CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, medium dense to very dense, chaotic sorting, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-50% angular gravel, 15-30% sand, 35-40% fines, Charcoal present [LANDSLIDE DEBRIS					
8–9			D-3	90	8-12-14 20			7		22	15	7
10–12			D-4	83	4-9-12 16							
13–15			D-5	100	6-17-23 33							
16–17			D-6	73	10-18-20 31							
18			~~D-7~~	0	50/1" 79							
19			D-8	125	50/5" 77							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

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Telephone: 307.733.5150

Borehole ID: JG-11

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471746 **Longitude:** -110.753110 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21							CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, medium dense to very dense, chaotic sorting, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-50% angular gravel, 15-30% sand, 35-40% fines, Charcoal present [LANDSLIDE DEBRIS					
22												
23												
24												
25												
26												
27												
28												
29												
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

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Telephone: 307.733.5150

Borehole ID: JG-12

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471744 **Longitude:** -110.753401 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-3 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0							CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% rounded gravel, 25% sand, 20% fines [FILL]					
3			D-1	60	4-4-3 5		CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, loose to very dense, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-35% angular gravel, 25-30% sand, 40-45% fines [LANDSLIDE DEBRIS]					
5			D-2	93	9-19-50/5" 55			10		27	15	12
7			D-3	75	50/5" 78							
9							LEAN CLAY with Sand (CL): dry, tan, medium stiff, 10% angular gravel, 30-40% sand, 50-60% fines, [LANDSLIDE DEBRIS]					
10			D-4	100	6-6-14 15			13		27	17	10
13			D-5	93	4-6-15 17							
15			D-6	100	6-23-29 41		CLAYEY GRAVEL WITH SAND (GC): dry to slightly moist, brown, dense, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 50% angular gravel, 15% sand, 35% fines [LANDSLIDE DEBRIS]					
18			D-7	73	19-16-42 45							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

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Telephone: 307.733.5150

Borehole ID: JG-12

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471744 **Longitude:** -110.753401 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-3 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D-8	100	6-9-15 20		SANDLY LEAN CLAY with Gravel (CL): dry to slightly moist, brown, medium stiff, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 20-30% angular gravel, 20-30% sand, 50% fines [LANDSLIDE DEBRIS]	11		26	14	12

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

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Telephone: 307.733.5150

Test Pit ID: TP-03

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471762
Longitude: -110.752954
Elevation: 6406.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped at target depth and limits of excavtator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand(GC): dry to slightly moist, blackish brown, homogeneous, 45% sub-angular gravel, 30% sand, 25% fines, [FILL]						
4						CLAYEY GRAVEL with Sand(GC): dry to slightly moist, brown, clast supported, 25% sub-angular to angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, Large amounts of charcoal. Chaotic sorting. Layer of CL (-0.5") at 6.5' and 8' [LANDSLIDE DEBRIS]						

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-04

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471736
Longitude: -110.753241
Elevation: 6405.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160
Notes: No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, blackish brown, homogeneous, 45% sub-rounded gravel, 30% sand, 25% fines, Chunks of asphalt present, rebar [FILL]						
2												
3												
4												
5						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 15% sub-angular to angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, Large amounts of charcoal. Chaotic sorting. [LANDSLIDE DEBRIS]						
6												
7												
8												
9												
10												
11												
12			D-1									
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-05

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471248
Longitude: -110.753015
Elevation: 6467.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Notes:
Contractor: FCE
Equipment: Hitachi Zaxis 160

No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY SAND (SC): dry, brown, loose, 15% gravel, 55% sand, 30% fines, [TOPSOIL]						
2						LEAN CLAY with Sand (CL): dry, light whitish tan, pinholed, 5% angular gravel, 15% sand, 80% fines, medium plasticity, Some gravels and cobbles present. Lime stringers present [LOESS]						
3												
4												
5												
6												
7			D-1									
8						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 35% angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, charcoal. Chaotic sorting. [LANDSLIDE DEBRIS]						
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

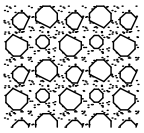
Test Pit ID: TP-06

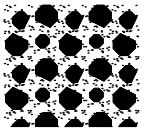
Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471498
Longitude: -110.753164
Elevation: 6424.50
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

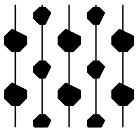
Notes:
No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

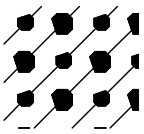
Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, 40% angular cobbles by volume, remaining 55% angular gravel, 15% sand, 30% fines by mass, 2-4' cobbles and boulders [LANDSLIDE DEBRIS]						
4						CLAYEY GRAVEL with Sand (GC): slightly moist, dark reddish brown, dense, clast supported, 40% angular cobbles by volume, remaining 55% angular gravel, 15% sand, 30% fines by mass, 2-4' cobbles and boulders. Increased to very dense at bottom of pit. [LANDSLIDE DEBRIS]						
8						CLAYEY GRAVEL with Sand (GC): Dry, reddish brown, very dense, 80% angular cobbles by volume, remaining 55% angular gravel, 20% sand, 25% fines by mass, Appears to be layer of scree/ loose bedrock [LANDSLIDE DEBRIS/WEATHERED BEDROCK]						

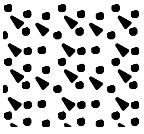
SOIL GRAPHICS

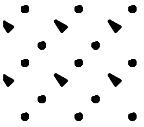
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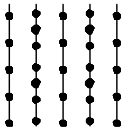
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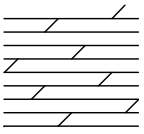
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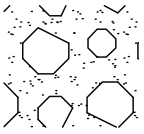
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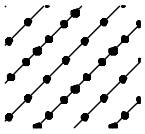
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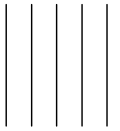
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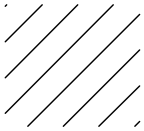
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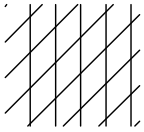
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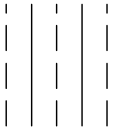
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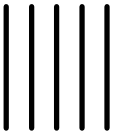
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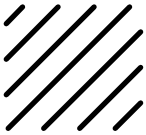
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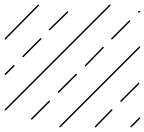
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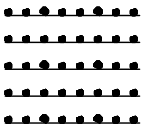
ML–CL 

OL 

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OH 

PT 

NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

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P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No. BH-1**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/11/05 10/12/05**		DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**		DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6408.5**		HOLE DIAMETER: **4"**	
		HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ALUVIAN GRAVEL, COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON EXCAVATED CUT SLOPE. SURFICIAL SOILS AT BORING SITE AND IN ADJACENT CUT SLOPES ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER (6' M.D.)*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-5' ARE ROCK CHIPS AND SILTY CLAY FINES*						
		4												
		5						*DRILLING THROUGH ROCK 4.8-6'*						
		6												
		7												
		8												
		9						*CUTTINGS 0-10.1' ARE ROCK CHIPS AND SILTY CLAY FINES*						
		10	X			BH1-1 2" SS	87	*DRY GREY GRAVEL, GP, FILGC, LIMESTONE FRAGMENTS IN MOIST BROWN SILTY SAND MATRIX*			>50			
		11	X											
		12												
		13												*10-20' DR REPORTS INTERVALS OF 1-4" SOFTER MATERIAL. PRIMARILY DRILLING THROUGH ROCK MATERIAL CUTTINGS ARE LIMESTONE FRAGMENTS IN SILTY SAND*
		14												
		15												
		16												
		17												
		18												
		19												
		20	X			BH1-2 2" SS	46	*MOIST BROWN GRAVEL W/ SILT AND SAND, GP-GM, GRAVELS ANGULAR, SILT STIFF. MULTICOLORED GRAVELS HIGHLY WEATHERED*			35			
		21	X											

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CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-1* PAGE: *2 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	22												DR MOD. TO EASY DRILLING IN 20–22' INTERVAL 8" ROCK 22.3–23'
		23												
		24												
		25				BH1-3 3"CS	25	MOIST BROWN CLAYEY SAND WITH GRAVEL, SC, PP=2.5 TSF, STIFF TO V. STIFF. FRAG. IN SHOE			8			
		26												DR 1–3" INTERVALS BETWEEN CLASTS
		27												
		28						SOME HIGHER PLASTICITY LEAN CLAYS IN CUTTINGS						
		29												
		30				BH1-4 2.5" SS	21	MOIST BROWN CLAYEY SAND WITH GRAVEL, SC, V. STIFF TO HARD, PP=4.0TSF	27	16	10		10	DR EASIER DRILLING FROM 29.5'± WITH LITTLE HAMMER ACTION
		31												
		32						HOLE CAVED TO 20' AFTER 30' SAMPLE						DR EASIER DRILLING FROM 29.5'± WITH LITTLE HAMMER ACTION FREQ. HAMMER PLUGGING 32–40'
		33												
		34												
		35												
		36												
		37												
		38												
		39												
		40						NO SLUFF IN HOLE @40' DIFFICULTY CLEANING HOLE TO REMOVE ROD INDICATES SOME CAVING IN 30–40' INTERVAL.						
		41				BH1-5 2" SS	70	MOIST BROWN CLAYEY SAND, SC, VERY STIFF TO HARD, FINE ANGULAR GRAVELS IN A SANDY CLAY MATRIX. UPPER 2" HIGHER MOISTURE CONTENT, MAY INDICATE SEEPAGE ZONE 40–41'	19	4	30		12	DR GRAVEL AND COBBLE ZONE 42–43' WATER LEVEL 11/3/05
		42												
		43												
		44												

S:\STANDARD\BORDERS\NE_BOREHOLE.DWG (BOREHOLE PG1) JUN 20 2002 08:53:53 AM PLOTTED BY: GREEN

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P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-1* PAGE: *3 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44						*CUTTINGS ARE MOIST TO WET OLIVE GREEN CLAYEY SAND*						*DR CONT. HAMMER CLOGGING FROM 42'*
		45	X			*BH1-6 2" SS*	*83*	*MOIST OLIVE GREEN CLAYEY SAND, SC, MED. STIFF TO STIFF, SLIGHTLY SANDY LENS WITHIN. SOME CALCIUM CARBONATE STRINGERS.*	*30*	*6*	*16*		*20*	
		46	X											
		47	X											
		48												
		49												
		50												
		51												
		52	X											*AT 52' DR APPROX. 12' OF WATER IN HOLE OVERNIGHT*
		53	X			*BH1-7 2" SS*	*40*	*AS ABOVE BUT GREY BROWN, SOME COAL/ORGANICS, PP=3.5-4.0 TSF.*			*22*			
		54	X					*BOH =52.0'*						
		55						*SET PIEZO (1"PVC) BOTTOM AT 51.1 SLOTTED BOTTOM 10' FILLED ANNULUS WITH SAND TO 38' 1' STICKUP*						
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

S:\PROJECTS\06-12 GRAND VIEW LODGES\DRILLING\BHBORINGLOG.DWG (BH-1 (2)) FEB 13 2006 10:56:01 AM PLOTTED BY: GYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-2**	PAGE: **1 OF 5**
DATE STARTED / FINISHED: **10/11/05 10/12/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6550.3**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	FREQ. GRAVEL, COBBLE. AND BOULDER SIZE CLASTS	1–6						*BORING LOCATED ON GRASSY AREA. SURFICIAL SOILS IN ADJACENT ROAD CUT ARE GENERALLY STIFF TO HARD GRAVEL AND SILT MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE. SEVERAL LARGE BOULDERS EXCAVATED FROM NEARBY WATER TANK EXCAVATION.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		3–5						*CUTTINGS 0–5' ARE MOIST LT BROWN GRAVEL WITH WITH SILT, GP–GM*						*DR FREQ. COBBLES. HAMMER ACTION IS NEARLY CONTINUOUS*
		6												*DR NO GRAVEL/COBBLES FROM 6'±*
	WET TO SATURATED SOILS IN INTERVALS FROM 7'–18'	7–9						*DR VERY SOFT DRILLING 7–9.5' CUTTINGS ARE WET CLAY/SANDY CLAY. APPEARS TO BE A SATURATED ZONE*						
		10–11				BH2-1 2.5" CS	75	*FROM 9.5' SAND CONTENT OF CUTTINGS INCREASING MOIST GREY BROWN CLAY, CL, STIFF TO VERY STIFF, NONUNIFORM PLASTICITY IN SAMPLE.*			15			
		12–14												*DR GRAVELLY DRILLING 12'–13'*
		15–16				BH2-2 2" SS	75	*MOIST TO WET GREY CLAYEY SAND W/GRAVEL, SC, GRAVELS FINE TO MED. SANDS FINE. V. STIFF TO HARD, MEDIUM PLASTICITY*			16			
		17												
		18						*HAMMER PLUGGING FREQ. TO 17' CUTTINGS ARE MOIST CLAYS*						
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	19–21						*ROCKY DRILLING FROM 18' FREQ. HAMMER ACTION ON COBBLE AND GRAVELS. CUTTINGS SLIGHTLY MOIST*						

MATERIAL DESCRIPTION

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P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	22												*DR ROCKY DRILLING FROM 20'*
		23						*CUTTINGS TO 25' ARE GRAVEL/COBBLE FRAGMENTS IN SILT/SILTY CLAY WITH SAND MATRIX*						
		24												
		25	X			BH2-3 2.5"	25	*MOIST GREY SANDY SILT/SANDY CLAY, SC, V. STIFF*			18			
		26	X											*DR WET PLASTIC SOILS CONT. PLUG HAMMER. BORING ADVANCED WITH 1.875" ø NQ CORE FROM 30'*
		27	X											
		28												
		29												
		30						*CORING FROM 30' RETURN LOGGED AS IN"/IN"*						
		31		X				*30-30.8' WET SAT GREY CLAY, CL, WET FROM DRILLING FLUID. WITH 2 3" GRAVEL PARTICLES*						
		32		X			33/36	*30.8-33' MOIST GREY GREEN SANDY SILT, ML, V. STIFF TO HARD. GRADES TO SILTY SAND W RED COLORING SOME INTERVALS. TRACE CLAY. THROUGHOUT. 1 2" SEAM OF V.STIFF MED. PLASTICTY CH 31.0'*						
		33		X										
		34												
		35					2/60	*MOIST GREY SAND W/SILT, SP/SM, SANDS FINE, DENSE, WEAKLY CEMENTED*						
		36												
		37												
		38												
		39												
		40					35/60	*MOIST DENSE GRAY GREEN SAND W/SILT, SP-SM, DENSE, CONTAINS 1/4" THICK STRATA OF DK BROWN SILT W/SAND IN LOWER HALF*						
		41												
		42												
		43												
		44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

S:\STANDARD\REFERENCE\BOREHOLE\BOREHOLE.PGU JUN 20 2002 09:53:53 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *3 OF 5*

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		44					43/60	*MOIST DENSE GRAY GREEN SILTY SAND, SM, SANDS FINE, SILT % INCREASING WITH DEPTH, LOWER 1.5' OF SAMPLE MAY BE SANDY SILT. 3–5 DARKER FINE GRAINED STRATA <1" THICKNESS IN INTERVAL*						
		45												
		46												
		47												
		48												
		49												*48–53 DR VARIABLE RATE OF ADVANCE IND. 6"± STRATA*
		50					60/60	*4" INTERVAL 48.2–48.6 SAT V. SOFT SILTY SAND (DRILLING FLUID). MOIST GRAY GREEN SILT, ML, V. STIFF, OCCASIONAL BLACK ANGULAR FINE GRAVELS.*						
		51						*SAND % INCREASING FROM 51' MOIST GREY GREEN SILTY SAND, SM, SANDS FINE, DENSE*						
		52												
		53												
		54					48/48	*MOIST GREY GREEN SILT, SILTY SAND, ML/SM, WEAKLY CEMENTED SILTSTONE UPPER 6"*						
		55												
		56												
		57					12/12	*AS ABOVE*						
		58												
		59												
		60					12/60	*DR COBBLE AND GRAVEL DRILLING AND LOSS OF DRILLING FLUID FROM APPROX. 58'. POOR RETURN, 2" MINUS SANDTONE GRAVELS AND SILTY SAND. APPEARS TO BE COBBLES IN SILTY SAND MATRIX.*						
		61												
		62												
		63												
		64												
		65					12/20	*BLOCKED OF AT 64.7 BY COBBLE. MED. COARSE GRAVEL SIZE FRAGMENTS QUARTZITE NO WATER RETURN 65.5–66'*						
		66												

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S:\STANDARD REFERENCE FILES\LOGGING GRIDDLE.PGU JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *4 OF 5*

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		67					14/40	*AS ABOVE.* *CONT. LOSS OF FLUID TO FORMATION*						
		68												
		69					18/30	*GRAVEL SIZE LIMEYSANDSTONE FRAGMENTS, SOME SAND ADHEREING TO GRAVEL SURFACES*						
		70						*BLOCKED OFF BY COBBLE @70.5*						
		71					15/30	*DR HARDER COMPETENT ROCK WITH THIN (<2") SOFTER INTERVALS THROUGHOUT. CONT. WATER LOSS.* *MOIST GREEN SILT W/SAND, ML, HARD, TRACE CLAYS.*						
		72												
		73												
		74					54/60	*UPPER 1' IS SILT W SAND, ML, SAT. SOFT (DRILLING FLUID)* *REMAINDER IS MOIST GREEN SANDY SILT, ML, GRADES TO SILTY SAND IN SOME INTERVALS, SANDS FINE. VERY STIFF TO HARD*						
		75												
		76												
		77												
		78												
		79												
		80					44/60	*UPPER 10" MOIST GREEN SAND W/SILT, SP-SM,* *9" INTERVAL MOIST GREEN THEN BLACK CLAY, CH, MED. TO HIGH PLASTICITY, V. STIFF TO HARD* *16" SAND W SILT AS ABOVE* *GRADES TO MOIST GREEN CLAY, CH, HARD, BOTTOM 4"*						*DR REPORTS RED SEDIMENT IN RETURN FLOW 80-81 NO RED MATERIAL IN CORE*
		81												
		82												
		83												
		84					21/51	*14" MOIST GREEN TAN SILTY SAND/SANDY SILT, DENSE/HARD SANDS FINE* *2" MOIST GREEN CLAY, CH/CL, MED. HIGH PLASTICITY , WITH FINE SAND. V. STIFF TO HARD* *5" COBBLES LARGE GRAVELS IN SILT W SAND MATRIX*						*DR REPORTS LITTLE WATER LOSS 83-88*
		85												
		86												*BIT BLOCKED@87.25 NO RETURN FROM 87.5 DR COBBLE DRILLING*
		87												
		88					18/30							
		89												

S:\STANDARD\BORERS\NE_BOREHOLE.DWG (BOREHOLE PLG) JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *5 OF 5*

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		90						*FRACTURED BLUE GREY LIMESTONE, 1" MD*						*DR COBBLES NO RETURN 89.8–93*
		91					14/38	*FRACTURED LIMESTONE AS ABOVE*						
		92												
		93												
		94												
		95					23/30	*LIMESTONE, 7" CONT. CORE, REMAINDER FRACTURED GRAVEL SIZE*						
		96					20/30	*BLACK TO GREY FRACTURED LIMESTONE, 1.5" M.D. SOME SANDY CALY MATRIX. APPEARS TO HAVE WEATHERED SURFACES*						*BLOCKED@96.5*
		97												
		98												*NO REUTRN 98–103 COBBLES WITH SMOOTH INTERVALS (CORING THROUGH LARGER COBBLE)*
		99												
		100					27/60	*CONT. FRACTURED LIMESTON, WITH SANDY CLAY INTERVALS. FRAGS UP TO 3" CORE LENGTH. WEATHERED SURFACES*						
		101												
		102												
		103												
		104												*NO REUTRN 103–108 CONT. COBBLE DRILLING*
		105					40/60	*AS ABOVE TO BOH*						
		106												
		107												
		108						*SET PIEZOMETER 1" ø PVC.* *BOTTOM AT 107.7* *SLOTTED 97.7–107.7* *NO WATER MEASURED ON 11/3/05*						
		109												
		110												
		111												
		112												

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S:\PROJECTS\2006\126-02 GRAND VIEW GEOTECH\DRAWINGS\LOGS\DWG GBH-2(5).DWG FEB 13 2006 11:06:21 AM PLOTTED BY: GYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-3** PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/20/05 10/20/05**	DRILLER: **PIEDMONT**
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6445.8**	HOLE DIAMETER: **4"**
	HAMMER TYPE: **140#**

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED UNDISTURBED GROUND. SOILS EXPOSED IN WATERLINE TRENCH TO WEST TO DEPTH OF APPROX. 15' ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.)*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE ROCK CHIPS AND SILTY CLAYEY SAND*						
		4												*10-9.5' DR COBBLES AND GRAVELS WITH MATRIX INTERVALS OF 1" OR LESS THICKNESS*
		5												
		6												
		7												
		8												
		9												
		10	X			BH3-1 2" SS	46	*MOIST LT BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM, GRAVELS FINE ANGULAR, WITH CALCEROUS STRINGERS. SANDS FINE. GRADES TO SILTY CLAY WITH GRAVEL, STIFF*			34			
		11												
		12												*COBBLES LESS FREQ. FROM 9.5'*
		13												
		14						*DR ROCK, 14.1-16.8'*						
		15												
		16												
		17												
		18												
		19												
		20	X			2" SS	NS				30/0			*DR GRAVEL AND COBBLES FREQ. FROM 20.5'*
		21												

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S:\PROJ\2005\129-12 GRAND VIEW GEOTECH\ENGINEERING\DRIVE (ENGR)\ FEB 13 2006 11:46:48 AM PLOTTED BY: GYR

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-3* PAGE: *2 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22						*CUTTINGS ARE GRAVEL FRAGS AND RED SAND FROM 20'*						
		23												
		24												*WATER LEVEL 11/3/05*
		25												
		26				BH3-2 2"SS	33	*MOIST LT BROWN SILTY CLAY W GRAVEL , CL-ML, FILGC, GRAVELS FINE TO MED. LIMESTONE. STIFF TO VERY STIFF. DRILLING INDICATES HIGHER ROCK % THAN SAMPLE CONTENTS.*			30			*DR FREQ. PLUGGING 25-30' GRAVELLY*
		27												
		28												
		29												
		30												
		31				BH3-3 2.5" SS	100	*MOIST GREY BROWN SILTY SAND W.GRAVEL, SM, SANDS FINE, VERY STIFF*			17			
		32												*DR FREQ. HAMMER PLUGGING 30-35' DUE TO WET SILTY CLAY.*
		33												
		34						*CUTTINGS 35-40' ARE SILTY CLAY, GRAVEL, SILT, AND SAND MIXTURE*						
		35												
		36												
		37												
		38												
		39				BH3-4 2.5" SS	50	*MOIST GREY CLAY, CL HARD. SUSPECT WATER ABOVE IMPERMEABLE CLAY LAYER.*			>50			
		40												
		41				BH3-5 2" SS	58	*MOIST BROWN TO YELLOWBROWN SILTY CLAY W/GRAVEL, CL-ML, SOME COAL, STIFF TO VERY STIFF.*			12			*DR GRAVEL AND COBBLE ZONE 42-43'*
		42				BH3-6 2" SS	100	*MOIST GREY SILT W GRAVEL, ML, FRAGS UP TO 2", V. STIFF TO HARD.*			>50			
		43												
		44												

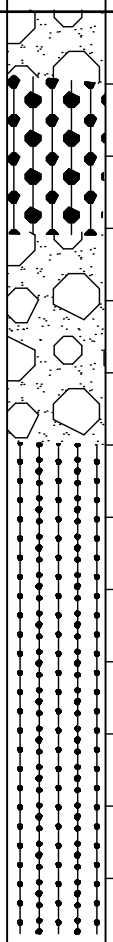
DRILLED BH3A TO 40' WITH DOWNHOLE HAMMER. SET PIEZO BOTTOM AT 33.25 SLOTTED TO 23.25. SAND 33.25-22.0' DRILLED BH3B APPROX. 7' EAST OF BH3A, 3B DRILLED WITH HAMMER TO 42' CASED 3.75"ø TRICONE WITH WATER FROM 42'

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S:\STANDARD\BORINGS\NE_BOREHOLE.PGU JUN 26 2002 09:35:3 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-3* PAGE: *3 OF 3*



DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
44						This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.						*DR SOFT EASY DRILLING FROM 44–45'*
45												
46												*DR COBBLES 3–6" WITH SOFT INTERVALS 46–49'*
47												
48												
49												*DR SMOOTH DRILLING FROM 49'–BOH*
50												
51	✕			*BH3-7 2" SS*	*100*	*MOIST GREY FINE SILTY SAND, SM, INCLUDES 4" OF CLAY WITH BLACK PEAT/COAL INCLUSIONS, V. STIFF*			*23*			
52	✕											
53												
54												
55												
56	✕			*BH3-8 2" SS*	*100*	*AS ABOVE. V. STIFF, DENSE.*			*20*			
57	✕					*BOH=–55.75'*						
58												
59												
60												
61												
62												
63												
64												
65												
66												

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PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-4**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/22/05 10/23/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6487.8**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

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	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON UNDISTURBED GROUND. SOILS EXPOSED 50' HIGH CUT SLOPE DOWNSLOPE TO THE NORTH ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.) SEEPS ARE EVIDENT IN AREA OF CUT FACE DOWNSLOPE OF BORING.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-6' ARE ROCK CHIPS AND MOIST SILTY CLAYEY SAND*						
		4												*CUTTINGS MOISTURE % INCREASING FROM 6' FEWER ROCKS AND FREQ. BIT PLUGGING.*
		5												
		6												
		7												
		8												
		9	X			BH4-1 2.5" SS	79	*MOIST LT TAN GREEN SILTY SAND, TRACE CLAY, TRACE COAL, HARD.*			35			
		10	X											
		11												
		12												
		13												
		14	X			BH4-2 2" SS	50	*MOIST TO WET RED SILTY CLAYEY GRAVEL W/SAND, MED. PLASTICITY, STIFF TO V. STIFF. MOIST. CHAOTIC, NOT STRATIFIED*			17			*DRILLING WITH 3.75" ø TRICONE AND WATER FROM 15'*
		15	X											
		16												
		17												
		18												
		19												
		20												*DR ROCK 19.5-20.2'*
		21												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *2 OF 3*

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		22												*DR SOFT 20.5–22 DR 50% ROCK WITH 4"–8" INTERVALS OF SOFTER MATERIAL BETWEEN 22–29'*
		23												
		24												
		25												
		26												
		27												
		28												
		29												
▼		30												*WATER LEVEL 11/3/05*
		31												
		32												
		33												
		34						*AT 34' ATTEMPTED SPLIT SPOON, BORING CAVED TO 29' DRILLING WITH CASED 3.75" TRICONE FROM 34' DR SMOOTHER DRILLING AT 35'*						
		35												
		36												
		37												
		38												
		39				BH4-3 2" SS	92	*MOIST TO WET SILT, ML, TAN, MED PLASTICITY. SEAMS .5–1" THICK MAY BE SATURATED. STIFF.*			8			
		40												
		41												*DR COBBLES FROM 39.5 LOSING WATER FROM 40.5*
		42												
		43												
		44												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *3 OF 3*

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		44						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR LIMETONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		45												
		46												
		47												
		48												
		49												
		50												
		51												
		52												
		53						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR BLUE BLACK LIMESTONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		54						*MAJORITY OF WATER LOST, 39'–BOH*						
		55						*BOH =55.75*						
		56						*SET PIEZO (¾"PVC) BOTTOM AT 36.1' SLOTTED BOTTOM 6' BENTONITE IN HOLE TO 36.1, SAND TO 20' FILLED ANNULUS WITH SAND TO 38'*						
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

S:\PROJ\2002\130-12 GRAND VIEW GEOTECH\BH\BORINGLOGS.DWG (BH-4 (3)) FEB 13 2006 11:07:07 AM PLOTTED BY: GVR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No.** BH-5	PAGE: 1 OF 4
DATE STARTED / FINISHED: 10/24/05 10/25/05		DRILLER: PIEDMONT	
LOGGED BY: GYR/ROLFE		DRILL TYPE: TRACK MOUNT B-50	
BOREHOLE LOCATION/ELEVATION: SEE LOCATION MAP/6409.9		HOLE DIAMETER: 4"	
		HAMMER TYPE: 140#	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1						*BORING LOCATED AT BASE OF 60' PLUS CUT SLOPE*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE MOIST TO WET LT BROWN CLAY, SILTY CLAY WITH SOME GRAVEL FRAGMENTS.*						
		4						*DRILLING INDICATES OCCASIONAL COBBLES*						
		5						*MOIST TO WET PLASTIC SOIL CAUSING FREQ. PLUGGING FROM 4'*						
		6												
		7												
		8												
		9												
		10						*DR ROCK 9.5-11'*						
		11						*WET FROM 11' FREQ. HAMMER PLUGGING*						
		12												
		13												*NO WATER IN HOLE @13' AFTER 28 HOURS*
		14												
		15						*NQ CORING FROM 15' RETURN LOGGED AS IN"/IN"*						
		16					10/36	*MOIST LT BROWN CLAYEY SAND W. GRAVEL, COBBLE FRAG. IN SHOE. V. STIFF TO HARD PP> 3.0 TSF*						
		17												
		18												*18-23 LITTLE WATER LOSS SMOOTH DRILLING W/OCCASIONAL COBBLES*
		19					10/60	*AS ABOVE*						
		20												
		21												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *2 OF 4*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*MINIMAL WATER LOSS 23–28'*
		23												
		24												
		25					19/60	*COBBLE IN BIT. MOIST BROWN CLAYEY SAND, SC, SANDS FINE, CLAY FRACTION MED. TO HIGH PLASTICITY, TRACE GRAVELS, HARD*	29	4				
		26												*SOME WATER LOSS @29' REGAINED BY 30'*
		27												
		28												
		29												*DRILLING IND. SAT. SOFT/LOOSE ZONE 30'±1 28–33 SMOOTH DRILLING W/SOME COBBLES LOWER PORTION*
		30					51/60	*AS ABOVE W/COBBLES TO 6", MOIST TAN BROWN SILTY CLAY W/GRAVELS*						
▼		31						*DRILLER REPORTS SAND LENSE "PUSHING IN ON HOLE" AT 30' HOLE CASED TO 33'*						
		32												
		33												
		34												
		35					18/36	*ALL GRAVEL AND COBBLE FRAGMENTS, LITTLE FINE GRAINED MATERIAL*						*MIN. WATER LOSS 33–40'*
		36						*36–38' MOIST TAN BROWN CLAYEY SAND, SC, TRACE GRAVEL, MED. PLASTIC*						
		37					13/24	*ABUNDANT GRAVEL MOIST TAN TO GREY CLAYEY SAND W/GRAVEL, SC, MED. PLASTICITY*						*DRILLING IND. HIGHER GRAVEL FRACTION THAN IN RETURN FROM 33'*
		38												
		39					15/17	*MOIST BROWN CLAYEY SAND, SC, SANDS FINE, FINES MED. PLASTIC, V.STIFF TO HARD, TRACE GRAVEL*	28	12				
		40												
		41					9/43	*MOIST GREY CLAYEY SAND, W/ GRAVEL AND COBBLES, SC, V. STIFF TO HARD*						
		42												
		43												
		44												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *3 OF 4*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44												
		45					21/60	*MOIST TAN SILTY TO SANDY CLAY W/GRAVEL, CL, MED. PLASTICITY, V. STIFF TO HARD*						*TAN BROWN RETURN*
		46												
		47												
		48												
		49					13/24	*AS ABOVE*						
		50												*GOOD RETURN*
		51												
		52					15/36	*MOIST TAN BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM COAL IN SHOE @53' V/ STIFF TO HARD*						
		53												
		54					30/30	*MOIST TAN BROWN SILTY CLAY W/GRAVEL, INTERBEDDED COAL STRATA, V. STIFF, SOME MOTTLEING*						
		55												
		56												
		57					27/30	*AS ABOVE*						
		58												
		59												
		60					14/60	*MOIST BROWN SANDY SILTY CLAY W/GRAVEL, CL-ML, VERY STIFF*						
		61												
		62												
		63												
		64						*63-68 SOME KNOCKING, SOME FAST DRILLING*						
		65						*ORGANICS AT 65'*						
		66												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *4 OF 4*

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		67					34/60	*AS ABOVE TO 65' <u>FIBROUS ORGANIC MATERIAL @65±</u> BELOW ORGANICS IS MOIST BLUE GREY SANDY CLAY/CLAYEY SAND, STIFF TO VERY STIFF, WITH GRAVEL. BOTTOM 1' IS MOIST SILTY SAND/SANDY SILT/HARD/V. DENSE*						
		68												
		69												
		70					37/60	*SILTY SAND AS ABOVE SMOOTH DRILLING OCCASION KNOCKING, MOD FAST DRILLING*						
		71												
		72												*GOOD RETURN BLUE/GREY TO WHITE GREY*
		73												
		74						*<u>ORGANIC DEBRIS</u> MOIST BLUE GREY CLAYEY SAND W/ GRAVEL AND OCCASIONAL LARGE FRAGS OF WHITE LIMESTONE, STIFF TO VERY STIFF, CHARCOAL AND ORGANIC DEBRIS*						
		75					44/48							
		76												
		77												
		78					9/12	*MOIST BLUE GREY SANDY SILT, ML, TRACE GRAVEL LOW PLASTICITY STIFF TO VERY STIFF, CHARCOAL*						
		79												
		80					24/33	*AS ABOVE CHARCOAL IN SHOE*						
		81						*BOH AT 80.75 3/4" PIEZO INSTALLED PULLED CASING, CAVED TO 50' WATER IN BORING ABOVE 50' AS SEEN ON CLOTH TAPE. BENTONITE TO 45.5' BOTTOM OF PIEZO AT 45.5' SLOTTED TO 35.5 SAND TO 35.0' CAVED ABOVE*						
		82												
		83												
		84												
		85												
		86												
		87												
		88					18/30							
		89												

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PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-6**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/24/2021 6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6466.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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DEPTH (FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
1						*BORING LOCATED ON CENTERLINE OF MOUNTAIN ACCESS ROAD W/GRAVEL SURFACE. UPHILL ROAD CUTS EST. 3-7' HEIGHT. STEEP GRASSY SLOPES UPHILL AND DOWNHILL. SURFICIAL SOILS ON CUT SLOPES DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 1'-10'*
2												*2 MINUTES TO DRILL 0'-5'*
3												
4												
5	5			BH6-1 2" SS	83	*5.0'-6.5' MOIST, BROWN/LT BROWN GRAVELLY SILT/SILTY GRAVEL, HARD, ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC*			34			
6	7											*3 MINUTES TO DRILL 5'-10'*
7	11											*HARD DRILLING IN GRAVELS FROM 7'-8'*
8												
9												
10	6			BH6-2 2" SS	61	*10.0'-11.5' MOIST, LT BROWN/GRAY SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE GRAVEL FRAGMENTS, FILGC*			34			*MODERATE DRILLING WITH CONSTANT BIT GRINDING ON GRAVELS AND COBBLES FROM 10'-21'*
11	10											*4 MINUTES TO DRILL 10'-15'*
12	12											
13												
14												
15	12			BH6-3 2" SS	67	*15.0'-16.5' SAME AS ABOVE, TRACE SAND, LIMESTONE GRAVEL LODGED IN TIP OF SS*			47			
16	17											*5 MINUTES TO DRILL 15'-20'*
17	17											
18												
19												
20	17			BH6-4 2" SS	78	*20.0'-21.5' 0"-12" SAME AS ABOVE, DENSE, ANGULAR GRAY LIMESTONE AND MINOR YELLOW SANDSTONE GRAVELS, MEDIUM PLASTICITY SILT*			32			
21	15					*12"-14" MOIST, OLIVE GREEN SILTY CLAYEY GRAVEL WITH MINOR SAND*						
	11											

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22	11											
	6			BH6-4B 3" DM	83	22.0'–23.0' MOIST, OLIVE GREEN LEAN CLAY CHAOTICALLY MIXED WITH MINOR GRAY SILTY CLAY, STIFF TO VERY STIFF, MINOR COAL FRAGMENTS, PP>4.0 TSF, ORANGE OXIDATION STAINING IN TIP OF SS	33	15	15	108	18	MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 21'–25'
23	13	X										
24												4 MINUTES TO DRILL 20'–25'
25	3											
	5			BH6-5 2" SS	83	25.0'–26.5' MOIST, GRAY GRAVELLY SILTY CLAY WITH SAND, STIFF, MEDIUM PLASTICITY SILTY CLAY, PP=1–2 TSF, ANGULAR LIMESTONE AND SANDSTONE CLASTS, SANDSTONE CLAST WITH SHELL FOSSIL, ABUNDANT ORANGE OXIDATION STAINING THROUGHOUT			13			SMOOTH EASY DRILLING FROM 25'–30'
26	6											
27												2 MINUTES TO DRILL 25'–30'
28												BIT GRINDING FROM 28'–29'
29	7			BH6-5B 3" DM	83	28.5'–29.5' MOIST, BROWN SILTY CLAYEY/CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC			16			
	14											
30	14			BH6-6 2" SS	67	30.0'–31.5' MOIST, BROWN SILTY GRAVEL WITH SAND, VERY DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC, FROM 4"–8" GRAVEL WITH SILT AND SAND LENS, GRAVEL LODGED IN TIP OF SS			51			MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 30'–35'
31	23											5 MINUTES TO DRILL 30'–35'
	24											
32												
33	7											INCREASED BIT GRINDING FROM 33'–35'
	20	X		BH6-6B 3" DM	100	33.0'–34.0' MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, ANGULAR LIMESTONE, DOLOMITE, AND SANDSTONE GRAVELS			19			
34												
35	11											HARD DRILLING WITH CONSTANT BIT GRINDING 35'–45'
	18			BH6-7 2" SS	83	35.0'–36.5' TOP HALF–MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND BOTTOM HALF–MOIST BROWN SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE FRAGMENTS, FILGC			34			
36	16											GRINDING ON COBBLE/BOULDER FROM 39'–39.5' FOR 15 MIN W/ NO PROGRESS. MOVED BH 6' EAST (BH–6B) DRILLED TO 40.4 WHERE GRINDING ON BOULDER FOR 30 MINS W/ MINOR PROGRESS. MOVED BH 7' WEST (BH–6C/ MW) OF ORIGINAL BH
37												
38						MONITORING WELL DRY ON 6/28/2021						
39												
40	23											
	50			BH6-8C 3" DM	67	39.5'–40.5' 0"–3" PULVERIZED LIMESTONE GRAVEL/COBBLE 3"–8" MOIST, SILTY CLAYEY GRAVEL WITH COBBLES, VERY DENSE, FRACTURED GRAY SANDSTONE GRAVEL AT BOS			>50			
41												
42												
43												HARD DRILLING WITH CONSTANT BIT GRINDING 40'–45'
44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-6* PAGE: *3 OF 3*

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		44												
		45	11			BH6-9 2" SS	117	*45.0'–46.5' 0"–4" MOIST, OLIVE GREEN SANDY LEAN CLAY WITH MINOR GRAVEL, PP>4.0 TSF*			34			*EASY TO MODERATE DRILLING WITH OCCASIONAL BIT GRINDING FROM 45'–47.5'*
		46	20					*4"–21" MOIST, BROWN/GRAY/OLIVE GREEN CHAOTICALLY MIXED GRAVELLY LEAN CLAY/SILTY CLAY/SILT WITH SAND, HARD, PP>4.0 TSF, MINOR ORANGE OXIDATION STAINING, VERTICAL CONTACTS IN BOTTOM 6"*						
			17											
		47												*STIFF SMOOTH DRILLING FROM 47.5'–50'*
		48												
		49												*9 MINUTES TO DRILL 45'–50'*
		50	6					*50.0'–51.5' SAME AS ABOVE, TRACE GRAVELS, VERY STIFF, COAL*						
			12			BH6-10 2" SS	122	*FRAGMENTS IN BOTTOM 6"*			26			
		51	18											*EASY TO MODERATE DRILLING WITH INCREASING BIT GRINDING FROM 50'–55'*
		52												
			15					*52.0'–53.0' SAME AS ABOVE WITH GRAVELS, HARD, COAL FRAGMENTS*						
			50	X		BH6-11 3" DM	67	*THROUGHOUT, TOP PORTION OF SAMPLE IS SATURATED DUE TO SURFACE WATER INFILTRATION FOR THUNDERSTORM INTO DRILL STRING*	25	11	>50	121	15	
		53												
		54												
		55												
			9					*55.0'–56.3' SAME AS ABOVE WITH COAL FRAGMENTS*						
			16			BH6-12 2" SS	94				>50			
		56	50/4"											*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 55'–60'*
		57												
		58												*6 MINUTES TO DRILL 55'–60'*
		59												
		60	10					*60.0'–61.5' MOIST, GRAY SILTY SAND, DENSE, FINE SAND, FINE GRAVEL*						*INITIAL BORING CAVED TO 22' AFTER HSA REMOVAL*
			18			BH6-13 2" SS	89	*INTERVALS, COAL FRAGMENTS THROUGHOUT*			43			
		61	36											
		62												
			21			BH6-14 3" DM	55	*62.0'–62.9' SAME AS ABOVE, VERY DENSE*			>50			
			50/5"											
		63						*BOH = 62.9'*						
								MONITORING WELL CONSTRUCTION						
		64						*PIPE*						
								37.9 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–18.2', 20–SLOT SCREEN FROM 18.2'–38.2'						
		65						*BACKFILL*						
								BENTONITE– 0.5'–1.5', SPOILS– 1.5'–16.5', BENTONITE– 16.5'–17.5', SILICA SAND– 17.5'–40', BENTONITE– 40'–49', SPOILS– 49'–62.9'						
		66												

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PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-7**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6459.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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0						*BORING LOCATED ON UPHILL/SOUTH EDGE OF MOUNTAIN ACCESS ROAD. EXCAVATED CUT SLOPES ABOVE, MINOR FILLS DOWNSLOPE SIDE. GRAVEL WITH SAND ROADWAY G.S. STEEP GRASSY SLOPES BOTH UP AND DOWN SLOPES. EXPOSED SOILS IN CUTS ARE DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*MODERATE TO HARD DRILLING WITH CONSTANT BIT GRINDING FROM 1'–9'*
4	6			BH7-1 2" SS	89	*4.0'–5.5' MOIST, BROWN AND DK BROWN CLAYEY GRAVEL WITH TRACE SAND, FRACTURED AND ANGULAR GRAVELS, FILGC, MEDIUM DENSE TO DENSE, 4" FRACTURED LIMESTONE COBBLE AT BOS. WATERLINE FILL OF NATIVE SOILS*			30			
5	5											*GRINDING ON COBBLE/BOULDER FROM 5.5'–6.5'*
	11											
9	4			BH7-2 2" SS	78	*9.0'–10.5' MOIST BROWN SILTY GRAVEL WITH TRACE SAND, FRACTURED AND ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC, MEDIUM DENSE, MINOR ORANGE OXIDATION STAINING THROUGHOUT, PULVERIZED LIMESTONE GRAVEL/COBBLE IN TOP 2"*			29			*15 MINUTES TO DRILL 4'–9'*
10	8											
	11											*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 9'–19'*
14	5			BH7-3 2" SS	67	*14.0'–15.5' SAME AS ABOVE*			29			*3 MINUTES TO DRILL 9'–14'*
15	9											
	12											*3 MINUTES TO DRILL 14'–19'*
19	7			BH7-4 3" DM	100	*19.0'–20.5' CHAOTICALLY MIXED BROWN/DK BROWN SANDY LEAN CLAY AND GRAY SILTY CLAY WITH MINOR GRAVEL, VERY STIFF, ORANGE OXIDATION STAINING THROUGHOUT, PP>4.0 TSF*	25	14	18	117	14	
20	14	X										
21												

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CLIENT: **SNOW KING MOUNTAIN RESORT**
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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-7* PAGE: *2 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 19'–23'*
		23												*GRINDING ON COBBLE FROM 22'–23'*
		24	4											
			7			BH7-5 2" SS	117	*24.0'–25.5' MOIST, BROWN/DK BROWN LEAN CLAY WITH SAND, MINOR GRAVELS, VERY STIFF, MINOR WHITE CALCAREOUS STRINGERS THROUGHOUT, PP=2–3 TSF*			19			*10 MINUTES TO DRILL 19'–24'*
		25	9											
			10											*SMOOTH EASY DRILLING FROM 23'–28'*
		26	17	X		BH7-6 3" DM	100	*25.5'–26.5' MOIST BROWN LEAN CLAY WITH SAND, PP=3–4 TSF, COARSE GRAVEL FRAGMENTS COMPLETELY WEATHERED INTO SAND TO FINE GRAVEL SIZED FRAGMENTS*	35	17	21	101	22	
		27												
		28												
		29	19											*EASY TO MODERATE DRILLING WITH CONSTANT BIT GRINDING FROM 28'–44'*
			28			BH7-7 2" SS	67	*29.0'–30.5' MOIST, BROWN SILTY GRAVEL WITH TRACE SAND, ABUNDANT FRACTURED GRAY LIMESTONE AND SANDSTONE GRAVELS, FILGC, VERY DENSE, ORANGE OXIDATION STAINING IN BOTTOM 6", GRAVEL LODGED IN TIP OF SS*			59			
		30	26											*5 MINUTES TO DRILL 29'–34'*
		31												
		32												
		33												
		34	15											
			23			BH7-8 2" SS	89	*34.0'–35.5' SAME AS ABOVE, NO OXIDATION STAINING, GRAY SANDY SILT LENS FROM 5"–7", GRAVEL LODGED IN TIP OF SS*			63			
		35	39											*4 MINUTES TO DRILL 34'–39'*
		36												
		37												
		38												
		39	17											
			50/5"			BH7-9 2" SS	91	*39.0'–39.9' SAME AS ABOVE, GRAY SANDSTONE GRAVEL LODGED IN TIP OF SS*			>50			
		40												*6 MINUTES TO DRILL 39'–44'*
		41												
		42												
		43												
		44												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-7* PAGE: *3 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44	16					*44.0'–45.3' SAME AS ABOVE*						
		45	17			BH7-10 2" SS	69				>50			*HARD DRILLING WITH CONSTANT BIT GRINDING FROM 44'–56.5'*
			50/4"											
		46						*GROUNDWATER MEASURED AT 46.35' ON 6/28/2021*						
		47												*GRINDING ON COBBLE/BOULDER FROM 47'–48'*
		48												*20 MINUTES TO DRILL 44'–49'*
		49	17					*49.0'–50.3' SATURATED FROM 0"–4", MOIST FROM 4"–12", BROWN*						
			36			BH7-11 2" SS	75	*CLAYEY GRAVEL, VERY DENSE, PULVERIZED GRAY SANDSTONE COBBLE*			>50			
		50	50/4"					*FROM 5"–11", FILGC*						*GRINDING ON BOULDER FROM 50'–51.5'*
		51												*24 MINTUES TO DRILL 49'–54'*
		52												
		53												
		54	17					*54.0'–55.5' 0"–3" SATURATED SAND AND GRAVEL HEAVE*						
			36			BH7-12 2" SS	78	*3"–14" CHAOTICALLY MIXED MOIST, GRAY AND BROWN SILTY CLAYEY*			61			
		55	39					*GRAVEL, FRACTURED AND ANGULAR GRAVELS, VERY DENSE, FILGC, TIP OF SS IS SATURATED*						
		56												
		57												*MODERATE SMOOTH DRILLING FROM 56.5'–59'*
		58												
		59	11					*59.0'–60.0' SATURATED TO MOIST, GRAY/DK GRAY SANDY LEAN CLAY,*						
			30			BH7-13 3" DM	75	*VERY STIFF, MOIST CLAY PP>4.0 TSF, CHAOTIC BLACK COAL FRAGMENTS IN BOS*	29	15	21	114	18	
		60						*BOH = 60.0'*						
		61						*MONITORING WELL CONSTRUCTION*						
								PIPE						
		62						*59.4 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–39.5', 20–SLOT SCREEN FROM 39.5'–59.5'*						
								BACKFILL						
		63						*BENTONITE– 0.5'–1.5', SPOILS– 1.5'–34.5', BENTONITE– 34.5'–37', SILICA SAND– 37'–59.5', BENTONITE– 59.5'–60'*						
		64												
		65												
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: Southwest of center of tank

TEST PIT: TP- 1

Approximate Pit Dimensions (feet): Length: 40 Width: 15 Depth: 31.5

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6740' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① Clayey GRAVEL and COBBLE: Slightly moist to moist, dark brown, loose to medium dense, ~40% sandy clay is moderately plastic, ~60% angular gravel and cobbles up to 6" diameter, some silt, grades into below over 10" [COLLUVIUM]

② Silty sandy GRAVEL with clay and cobbles: Slightly moist, yellow tan, very slightly plastic, medium dense, few clasts up to 12" diameter, limestone clasts angular to subangular, grades into below [COLLUVIUM]

③ GRAVEL and COBBLE: Dry to slightly moist, reddish gray, fractures/voids lined with calcium carbonate, abundant voids, very loose, limestone, follows topography, consistently overlies olive sandy layer below, calcium carbonate mineralization on clasts, abundant raveling, bottom contact ~35-45 degrees [TALUS]

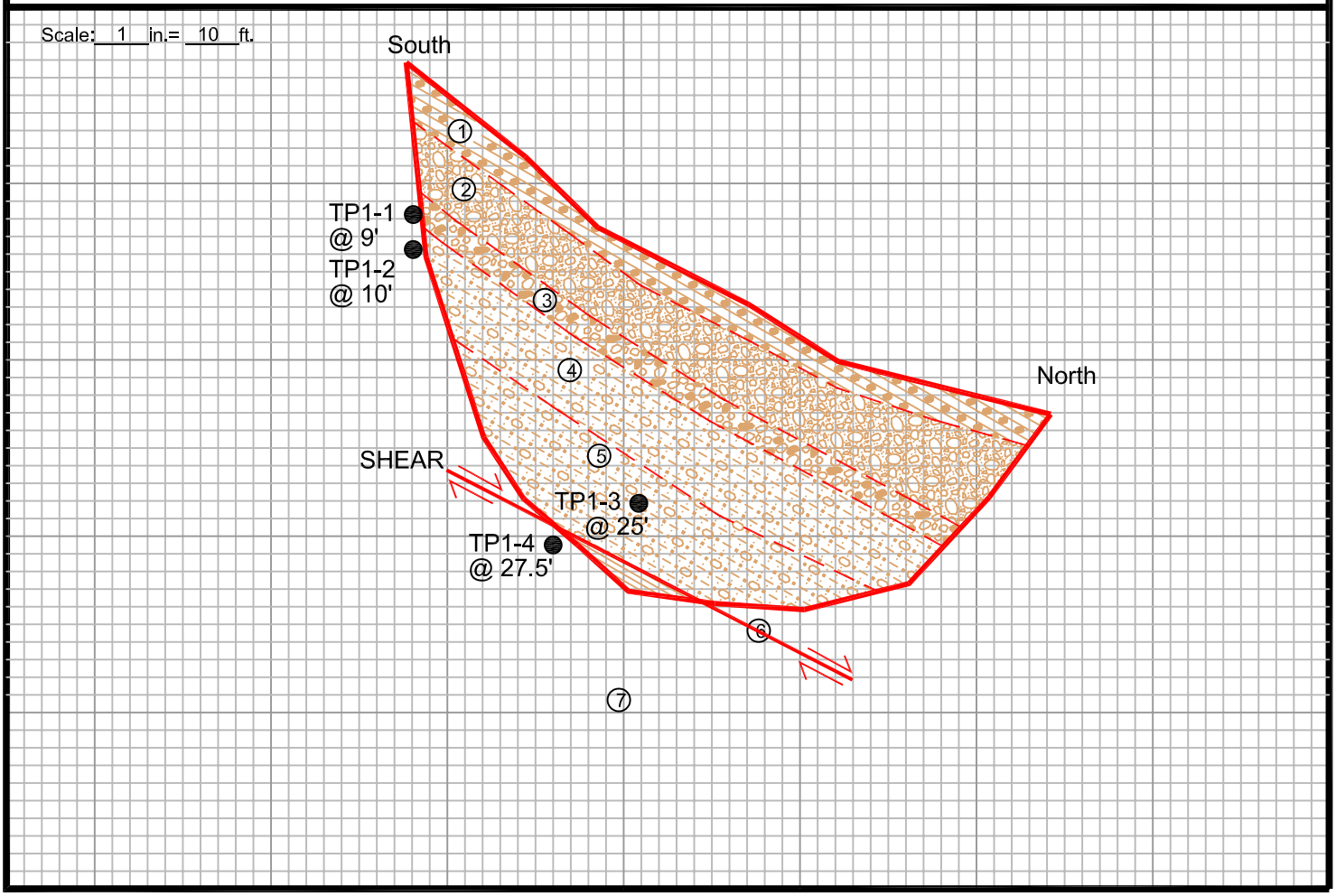
④ Sandy CLAY with gravel and cobble: Slightly moist, olive green, stiff to very stiff, moderately to highly plastic, abundant polished surfaces, irregularly follows silty sandy gravel, cobbles and boulders below contact with material below, varies, ~20% sand, ~15% gravel, ~15% cobble, ~50% sand [LANDSLIDE DEBRIS]

⑤ CLAY and sandy silty GRAVEL and COBBLE: Yellow tan to gray green, intervals of claye and sandy silty gravel and cobbles, few boulders, multiple irregular planar (~bedding) surfaces, angular to subangular boulders up to 2' diameter (mostly limestone), medium dense/very stiff, combination of the olive green sandy clay and the yellow tan silty sandy gravel with clay and cobbles, little consistency with shear orientations, abundant limestone fragments, very irregular contacts [LANDSLIDE DEBRIS]

⑥ CLAY: Pale blue gray, up to 1" thick, soft, moderately plastic, slickensided, dip 30° north [SHEAR ZONE]

⑦ CLAY with sand: Moist, gray, massive, heavily sheared, abundant polished surfaces, highly plastic, darker irregular beds throughout, wavy sheared zone, lots of slickensided surfaces, few coal beds, stiff [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled with spoils. Underlain by stony sandy clay.
Note: Soil Classifications (USCS) based on field descriptions



PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: ~20' northwest of northeast BH-3 (NE 2009)

TEST PIT: TP- 2

Approximate Pit Dimensions (feet): Length: 16 Width: 15 Depth: 12.6

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6711' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

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(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.6ft Clayey sandy GRAVEL and COBBLES: Moist to very moist, medium to dark brown, abundant organics, moderately plastic, angular clasts up to 6" diameter, massive, medium dense [FILL]

② 1.6-2.6ft Sandy CLAY with gravel and cobble: Very moist, dark gray, medium stiff, massive, ~60% clay, ~40% gravel and cobbles up to 6" diameter [TOPSOIL]

③ 2.6-4.8ft Clayey sandy GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

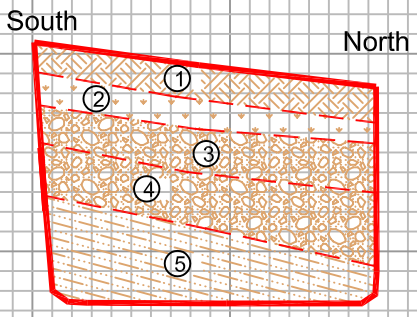
④ 4.8-7.0ft Clayey SAND and GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

⑤ 7.0-12.6ft Sandy CLAY: Moist, green, slightly mottled yellow brown, very stiff, massive, abundant angular to subangular limestone clasts to 1' diameter (most up to 2" diameter) [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.



PROJECT: Town of Jackson, Snow King Water Tank

TEST PIT: TP- 3

PIT LOCATION: ~25' east of northeast BH-1 (NE 2009)

Approximate Pit Dimensions (feet): Length: 15 Width: 15 Depth: 11.0

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6762' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
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P.O. Box 12650, Jackson, Wyoming 83002
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MATERIAL DESCRIPTIONS

① 0.0-1.2ft Silty CLAY with gravel: Moist to very moist, dark brown to blackish brown, abundant organics, highly plastic, soft [TOPSOIL]

② 1.2-3.5ft Gravelly silty CLAY: Buff yellow tan, stiff, ~25-35% gravel to 3" diameter [COLLUVIUM]

③ 3.5-5.0ft Silty CLAY: Moist, greenish brown with yellow mottling, very stiff [LANDSLIDE DEBRIS]

④ 5.0-6.0ft Gravelly silty CLAY: Moist, yellow tan (buff), stiff to very stiff [LANDSLIDE DEBRIS]

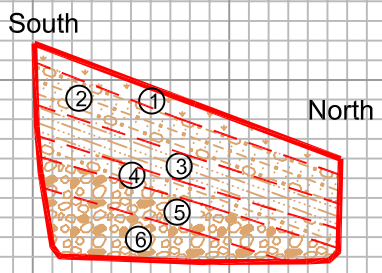
⑤ 6.0-7.5ft Rubble zone: Loose, white precipitates [TALUS]

⑥ 7.5-11.0ft Silty clayey GRAVEL and COBBLE: Yellow brown to red brown, dense, 50-60% clasts up to 8" diameter, oversize [TALUS]

Note: No groundwater observed. Hole standing OK. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.





GEOPHYSICAL EVALUATION

SNOW KING

Jackson, Wyoming

PREPARED FOR:

Colter Lane, P.E.
Jorgensen Geotechnical
1315 Highway 89 South, Suite 201
Jackson, Wyoming 83002

PREPARED BY:

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January 2, 2024

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Atlas No. 11143

MR. COLTER LANE, P.E.
JORGENSEN GEOTECHNICAL
1315 HIGHWAY 89 SOUTH, SUITE 201
JACKSON, WYOMING 83002

Subject: Geophysical Evaluation
Snow King
Jackson, Wyoming

Dear Mr. Lane:

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming. The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

We appreciate the opportunity to be of service on this project. Should you have any questions, please contact the undersigned at (310) 951-1993.

Respectfully submitted,
Atlas Technical Consultants LLC

Stephan A. Callas
Project Geophysicist

Patrick F. Lehrmann, P.G., P.Gp.
Principal Geologist/Geophysicist

SAC:ERC:PFL:ds

Distribution: Mr. Colter Lane at CLane@JorgEng.com

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Figure 4a ReMi Results (RL-1)
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Figure 5a MASW Profile (ML-1)
Figure 5b MASW Profile (ML-2)

1. INTRODUCTION

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming (Figure 1). The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

2. SCOPE OF SERVICES

Our scope of services included:

- Performance of two one-dimensional (1-D) ReMi profiles (RL-1 & RL-2).
- Performance of two 2-D MASW profiles (ML-1 & ML-2).
- Compilation and geophysical analysis of the collected data.
- Preparation of this illustrated report presenting our methodology and findings.

3. SITE AND PROJECT DESCRIPTION

The project site is generally located just southeast of the Snow King Mountain Resort in Jackson, Wyoming (Figure 1). Specifically, the study area is located on the south side of Snow King Loop Road. The locations of the seismic traverses were generally selected by a representative of your office and adjusted when necessary to account for surface conditions. The study area was composed of two graded lots with an access road separating the two lots. The seismic traverses were performed over relatively flat terrain on the east and west sides of the access road. The surface of the site was generally covered with soil, gravel and seasonal vegetation. Additionally, several surface obstructions including construction materials, a firewood pile, snow grooming equipment, vehicles, and temporary fencing were located within the study area boundaries. Figure 2 depicts the approximate locations of the seismic traverses while Figure 3 depicts the general site conditions.

4. STUDY METHODOLOGY

As previously indicated, our evaluation included the performance of two ReMi and two MASW transects. The following sections detail the methods and instrumentations used.

4.1 ReMi

The ReMi technique uses recorded surface waves (specifically Rayleigh waves) that are contained in background noise to develop a shear-wave velocity profile of the study area down to a depth, in this case, of approximately 100 feet. The depth of exploration is dependent on the length of the line and the frequency content of the background noise. The results of the ReMi

method are displayed as a one-dimensional profile which represents the average condition across the length of the line. The ReMi method does not require an increase of material velocity with depth; therefore, low velocity zones (velocity inversions) are detectable with ReMi.

Our ReMi evaluation included the use of a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. Geophones were spaced 10 feet apart for a total line length of 230 feet for each line. A total of 22 records, each 32 seconds in duration, were recorded at each location, while 10 records utilized passive data collection of ambient ground vibration noise and 12 utilized an active source. The active source data gathers included generating a seismic signal at both ends of the seismic spread, approximately 10 or 30 feet off the ends of the geophone array. Six active source files were collected at each end of the line. The recorded data was then downloaded to a field computer for post-processing. The data was later processed using Surface Plus 9.1 - Advanced Surface Wave Processing Software (Geogiga Technology Corp., 2020), which uses the refraction microtremor method (Louie, 2001), and other surface wave analysis methods. The program generates phase-velocity dispersion curves for each record and provides an interactive dispersion modeling tool to determine the best fitting model. The result is a one-dimensional shear-wave velocity model of the site with roughly 85 to 95 percent accuracy (Louie, 2001). For situations in which the shear wave velocity values are close to the limit between site class boundary values, Geotechnical consultants should consider the site's subsurface geologic stratigraphy and structure, soil mechanics, and ReMi evaluation results when assessing seismic site classification. Figures 2 and 3 depict the general site conditions in the study area.

4.2 MASW

Surface waves (specifically Rayleigh waves) were recorded along lines ML-1 and ML-2 in order to provide S-wave velocity information for portions of the site (Figure 2). The surface waves were generated by a hammer and plate (shot) and recorded using a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. The geophones were coupled to the ground surface using a Geostuff Landstreamer with geophones stationed 4 feet apart and shots conducted off the end of the lines. Prior to the collection of surface wave data, near and far field effects were evaluated for several shot offset distances. The results indicated that an offset shot of 16 feet off the end of the line was optimal for our evaluation.

Three records, each one second long, were recorded at each shot location. After each shot location, the shot location and geophones were moved an integer multiple of the geophone spacing longitudinally along the profile direction and the line was reshot. The number of shots, spread length, and start and end stations are presented in Table 1.

Table 1: MASW Array Geometry

Line No.	No. of Shots	Total Spread Length (feet)	Profile Length/Start and End Stations (feet)
ML-1	21	252	160/(0-160)
ML-2	25	284	192/(0-192)

The recorded MASW data was processed using SurfSeis® (Kansas Geological Survey, 2019), a MASW software program. One dimensional (1-D) shear-wave (S-wave) velocity (Vs) profiles were generated for each shot location, which correspond to the middle of the geophone array. A two-dimensional color gradient model was then created from the 1-D models using the SurfSeis® interpolation scheme. It should be emphasized that the 2-D profile represents the area between the midpoint of the first shot location and the midpoint of the last shot location. The actual model section length and start and end stations for the sections are also listed in Table 1.

5. RESULTS AND CONCLUSIONS

As previously indicated, our evaluation consisted of performing two 1-D ReMi profiles (RL-1 & RL-2) and two 2-D MASW profiles (ML-1 & ML-2) at the project site. Figures 4a and 4b present the ReMi results for RL-1 and RL-2, respectively. Figures 5a and 5b present the MASW results for ML-1 and ML-2, respectively. The analysis of each is detailed below.

5.1 ReMi

The purpose of our ReMi evaluations were to develop shear-wave velocity profiles to be used for design and construction parameters at the project site. Table 2 and Figures 4a and 4b present the results from our ReMi evaluations. It should be noted that the ReMi results represent the average condition across the length of the line. When the 1-D ReMi surface wave velocity results (analogous to shear wave) show an IBC Vs100 velocity value that is close to the "border line" boundary between IBC Site Classes, the project geotechnical consultant of record should be consulted. The geotechnical consultant of record should also consider other existing available site information and whether obtaining additional new geotechnical evaluation data such as boreholes, surface to downhole seismic (ASTM D7400), crosshole seismic (ASTM D4428), and/or additional 1-D ReMi data collections would be needed concerning the site's subsurface geologic stratigraphy and structure, soil mechanics and soil modulus, along with the initial 1-D ReMi evaluation results when assessing the "borderline" IBC Vs100 Seismic Site Class.

Table 2: ReMi Results

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-1 (NW-SE)	0-6	618	Vs100' = 1,320 ft/s	C
	6-14	1170		
	14-25	1494		
	25-35	1435		
	35-69	1152		
	69-100	2010		

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-2 (W-E)	0-9	390	Vs100' = 1,201 ft/s	C
	9-14	799		
	14-25	1361		
	25-69	1446		
	69-100	2052		

5.2 MASW

Two MASW traverses were conducted as part of our study. Figures 5a and 5b present the S-wave velocity models generated from our analysis of lines ML-1 and ML-2, respectively. Based on the results, it appears that the project site is generally underlain by low-velocity materials in the near-surface and higher velocity materials at depth. Distinct vertical and lateral velocity variations are evident within the models. Specifically, ML-1 appears to contain pockets of low and high velocity materials in the near surface, possibly related to reported landslide deposits. At depth, ML-1 displays a high velocity contact that spans the length of the profile from northwest to southeast. This high velocity contact is generally contained towards the bottom of the profile; however, protrudes closer to the surface between 90 and 120 feet along the x-axis. This high velocity material may represent bedrock contacts. ML-2 displays slightly more homogenous material in the near surface compared to ML-1. At depth, ML-2 displays a moderately high velocity contact that spans the length of the profile from west to east. This moderately high velocity contact is generally contained within 20 and 50 feet below ground surface and may represent weathered bedrock contacts. It should be noted that there were several underground utilities present in the vicinity of ML-1, and possibly ML-2, which could be affecting the results from our evaluation. As a general rule of thumb, the S-wave velocity of a given material might be between approximately 0.4 to 0.6 of the P-wave velocity, depending on the soil/rock type and condition.

6. LIMITATIONS

The field evaluation and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, express or implied, is made regarding the conclusions and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be present. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation will be performed upon request.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Atlas should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

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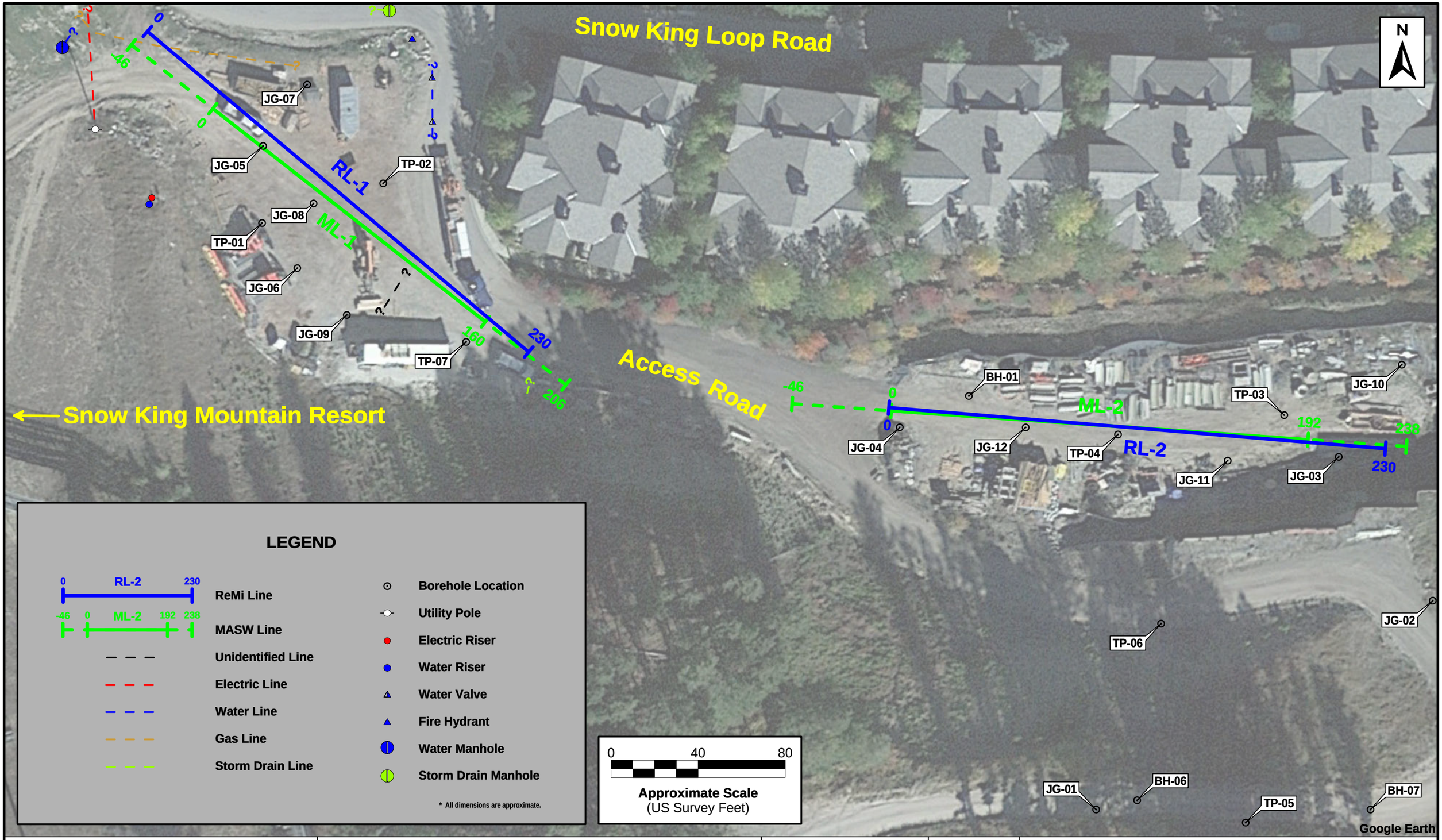
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ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 1	**SITE LOCATION MAP**



LEGEND

- RL-2 (0 – 230): ReMi Line
- ML-2 (-46, 0, 192, 238): MASW Line
- Unidentified Line
- Electric Line
- Water Line
- Gas Line
- Storm Drain Line
- Borehole Location
- Utility Pole
- Electric Riser
- Water Riser
- Water Valve
- Fire Hydrant
- Water Manhole
- Storm Drain Manhole

* All dimensions are approximate.

0 40 80

Approximate Scale
(US Survey Feet)

ATLAS

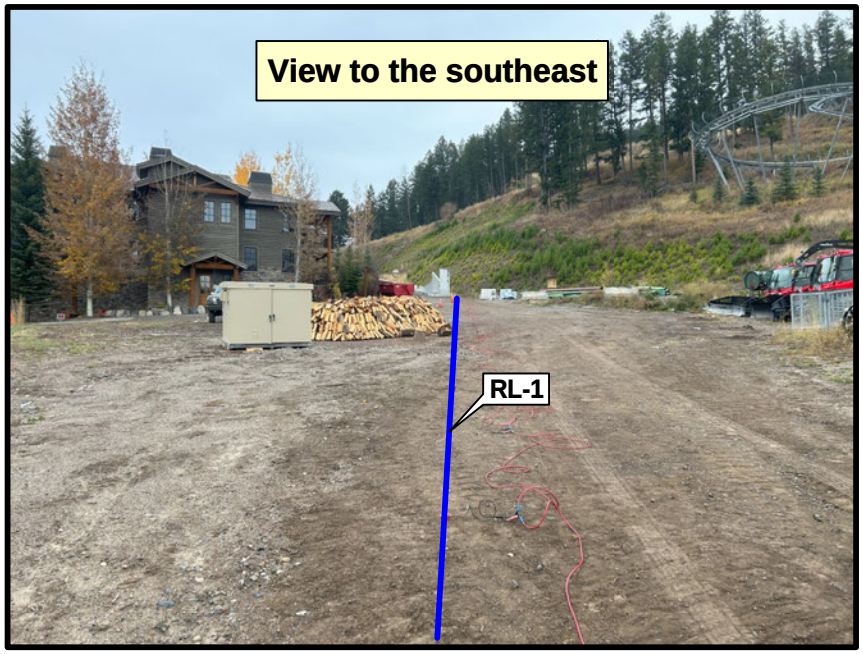
Snow King
Jackson, Wyoming

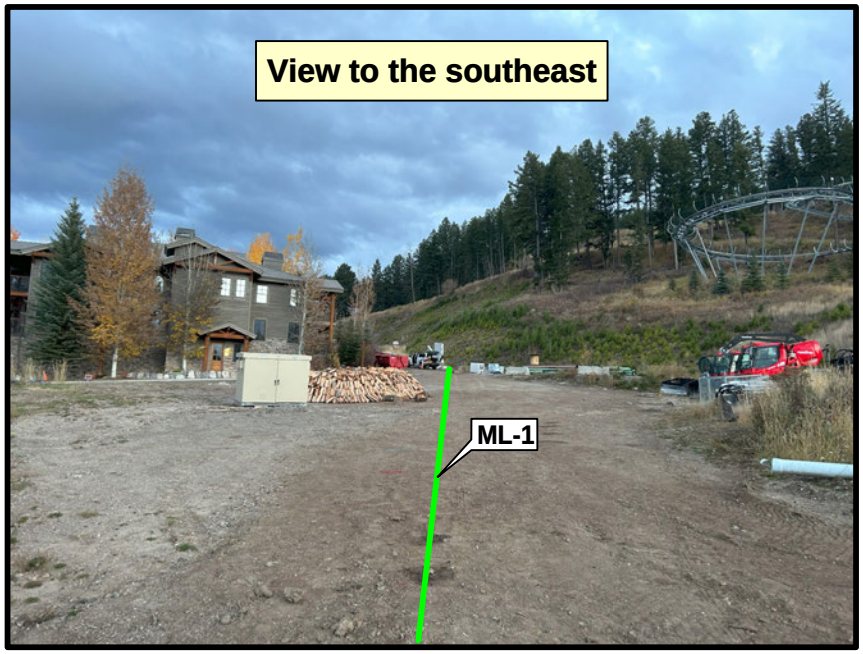
Project No.: 11143

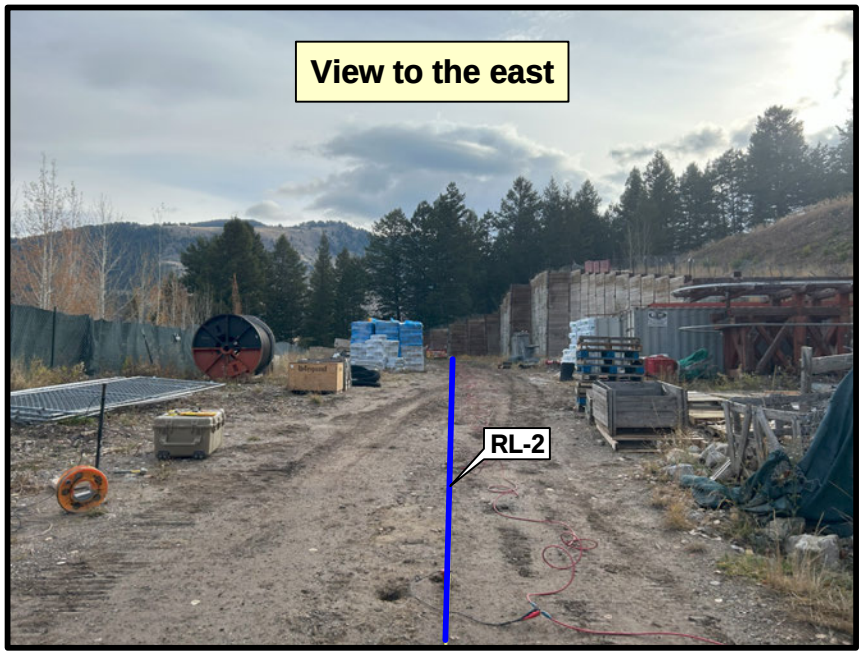
Date: 01/23

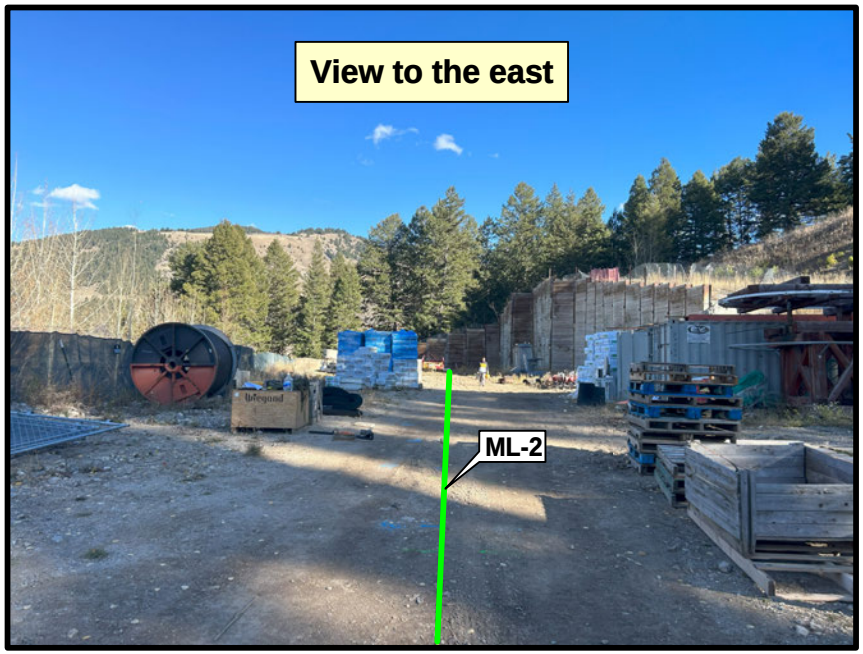
Figure 2

LINE LOCATION MAP



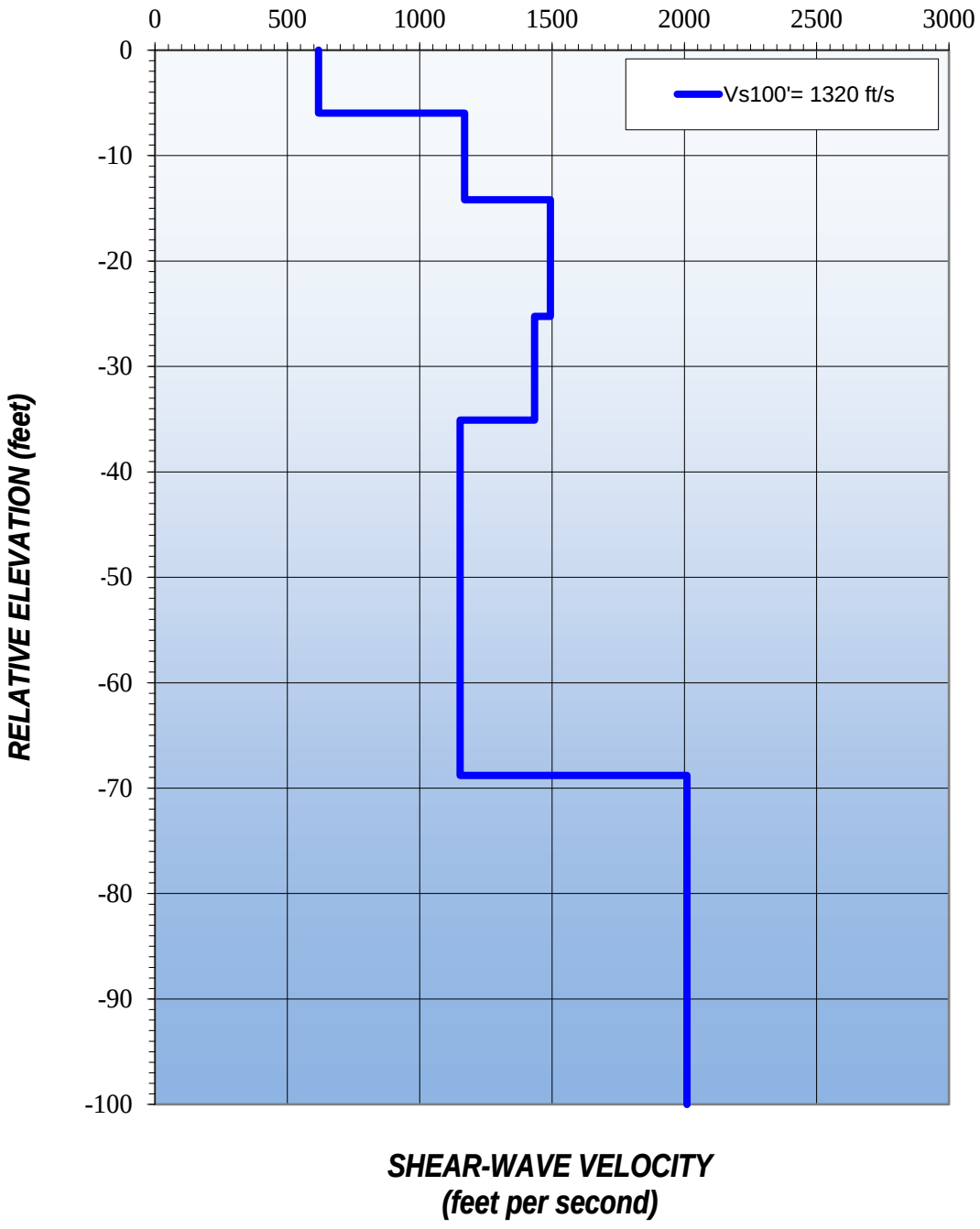




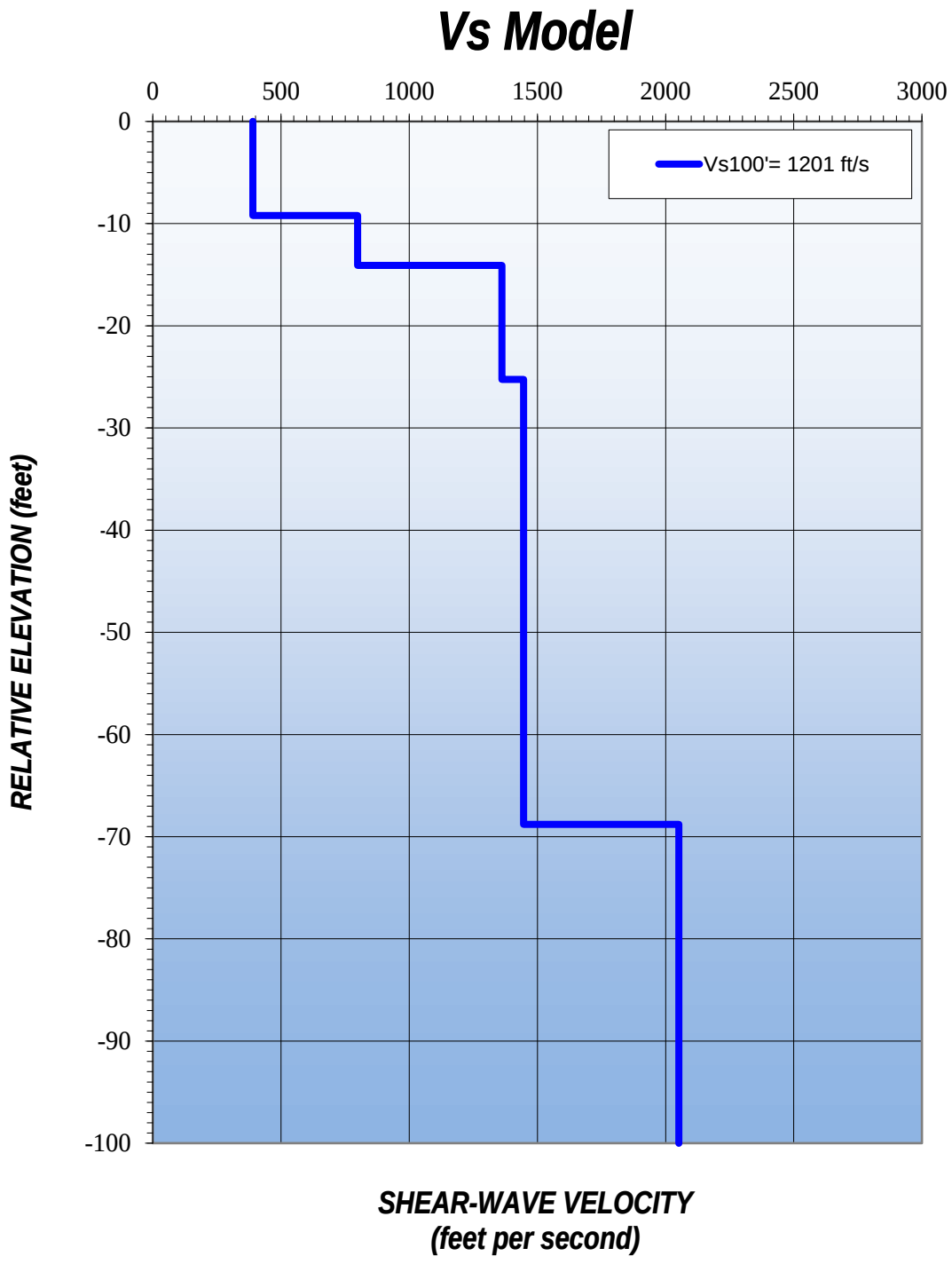


ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 3	**SITE PHOTOGRAPHS**

Vs Model



ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4a	**ReMi RESULTS** **RL-1**



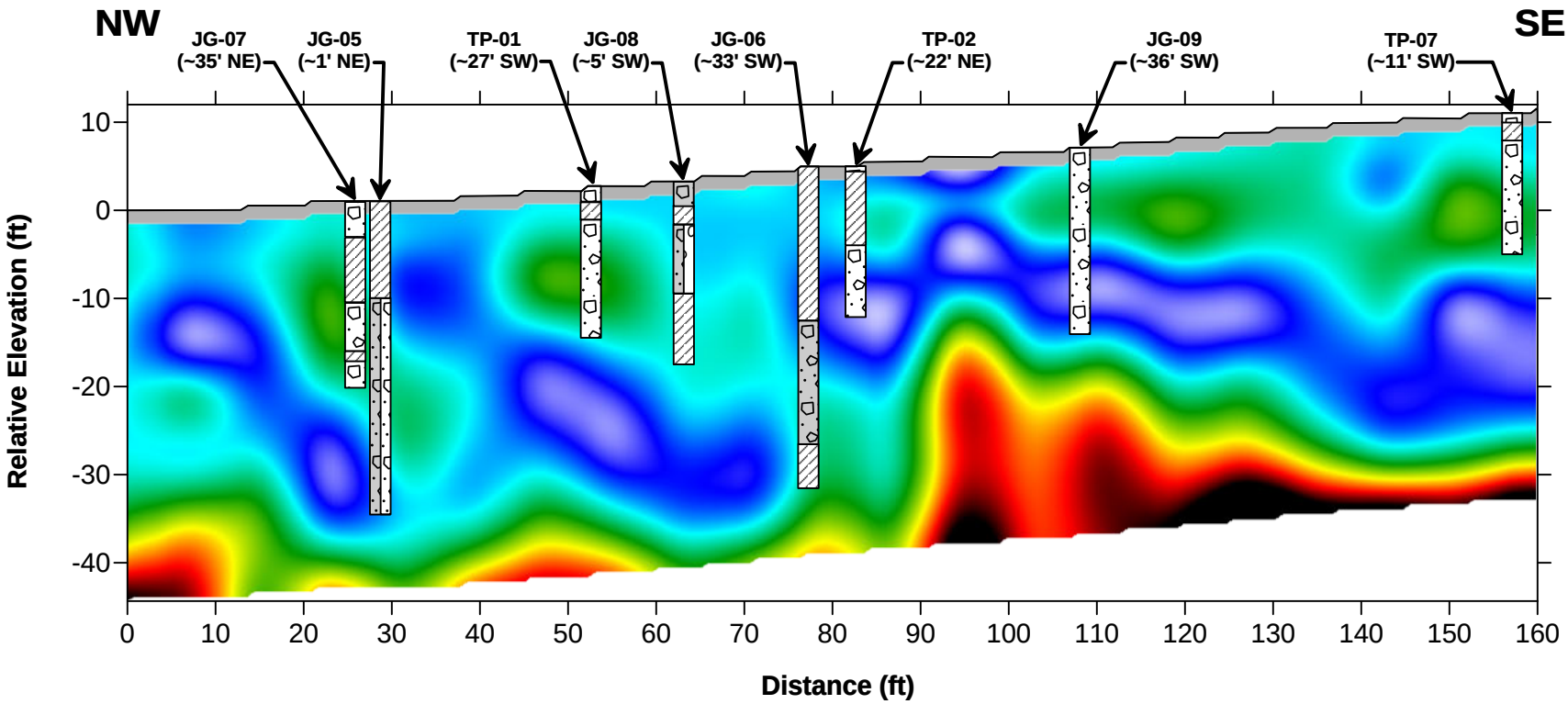
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4b	**ReMi RESULTS** **RL-2**

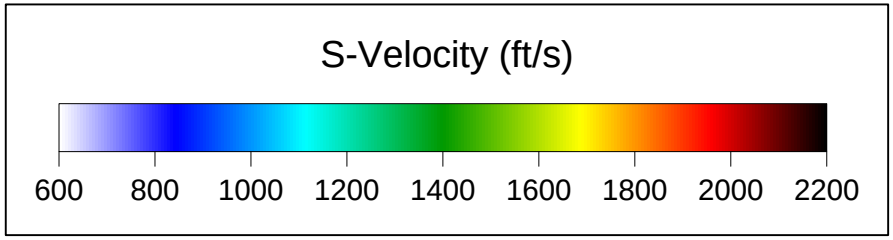
MASW PROFILE
ML-1

LEGEND

CL GM
GP GC

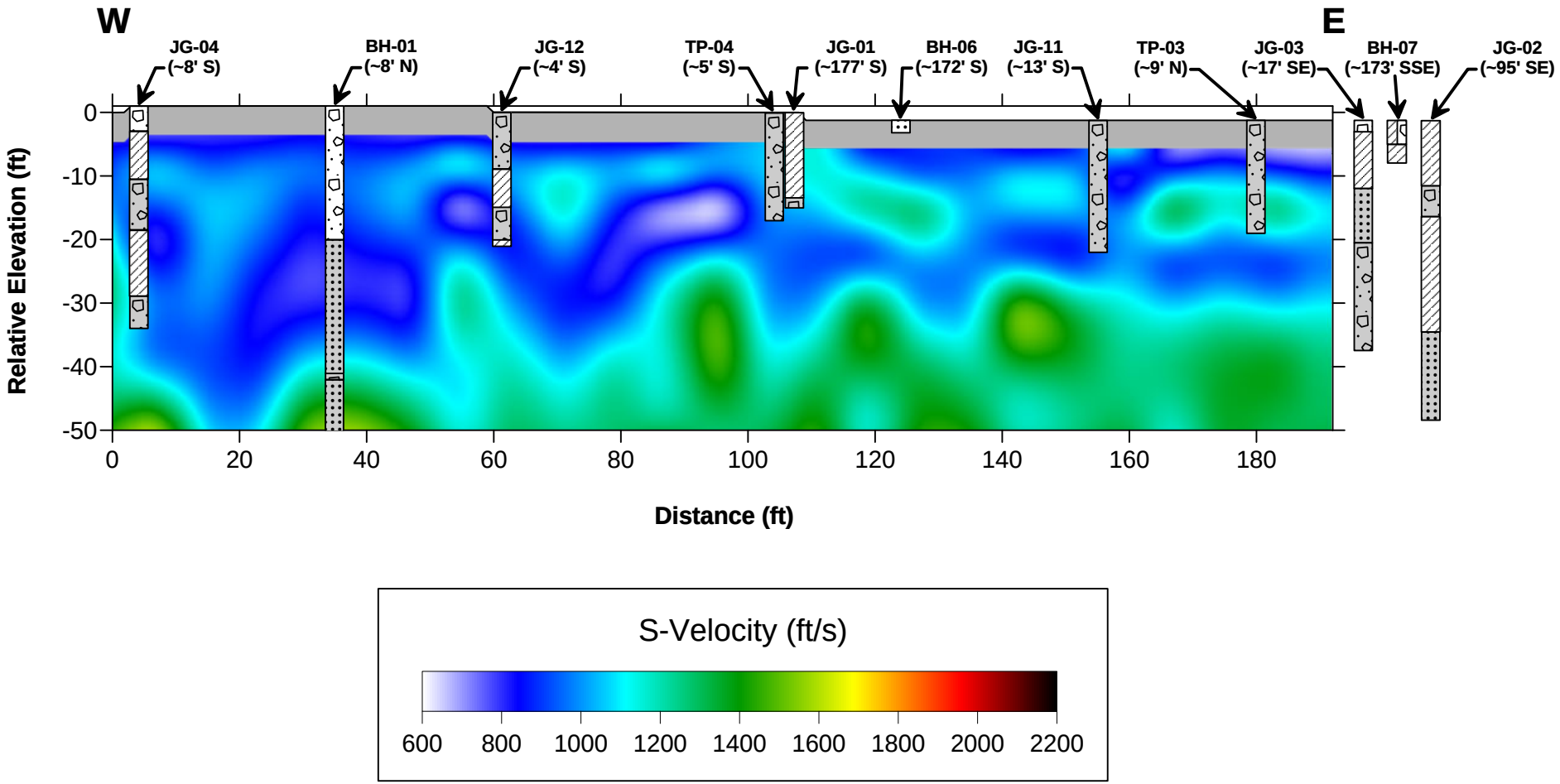
* All dimensions are approximate.
* Borehole data provided by Jorgensen.





ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5a	**MASW PROFILE ML-1**

MASW PROFILE
ML-2



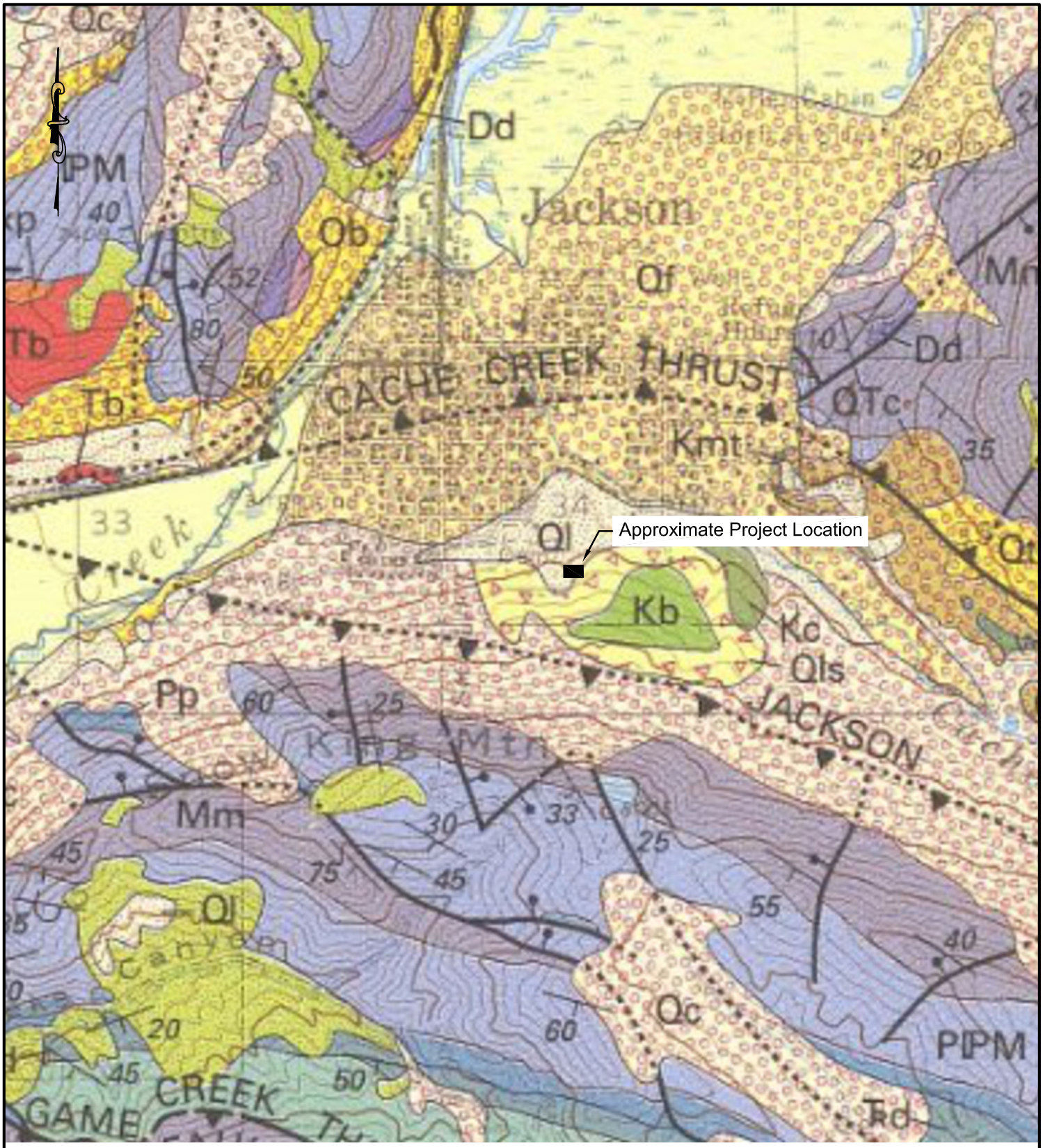
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5b	**MASW PROFILE** **ML-2**

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APPENDIX B

Figures



0 2000 4000

SCALE: 1 INCH = 2000 FEET

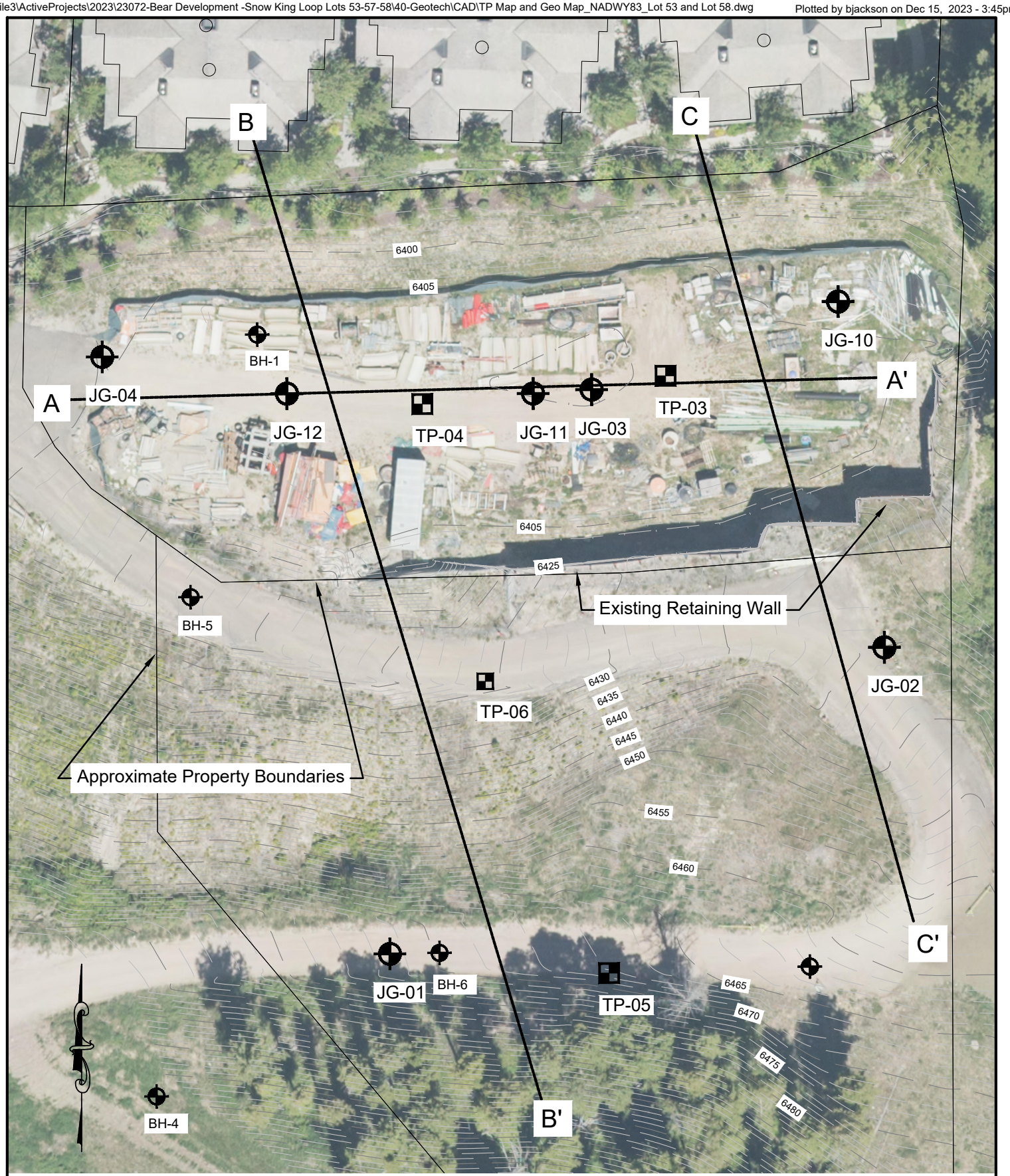
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Map symbols:

Ql - Loess
Qls - Landslide Debris
Kb - Bacon Ridge Sandstone (Upper Cretaceous)

From Love et. al, Geologic Map of Grand Teton National Park, 1992

DRAFTED BY: JBJ REVIEWED BY: HC PROJECT NUMBER 23072	SHEET TITLE: Figure 1 Site Location and Geologic Map	PROJECT TITLE: Geotechincal-Engineering Report Bear Development - Lot 53 and Lot 58 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC PO Box 9550 | 1315 HWY 89 S., Ste. 201 Jackson, WY 83002 PH: 307.733.5150 www.jorgeng.com



0 40 80

SCALE: 1 INCH = 40 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Borehole (JG-XX), Historic Nelson Engineering Borehole (BH-X), and test pit (TP-XX) locations are approximate and may be surveyed upon request. Existing ground surface topography provided by Jorgensen Associates, taken from topographiuc survey completed November 1, 2023. Aerial imagery provided by Teton County, 2019.

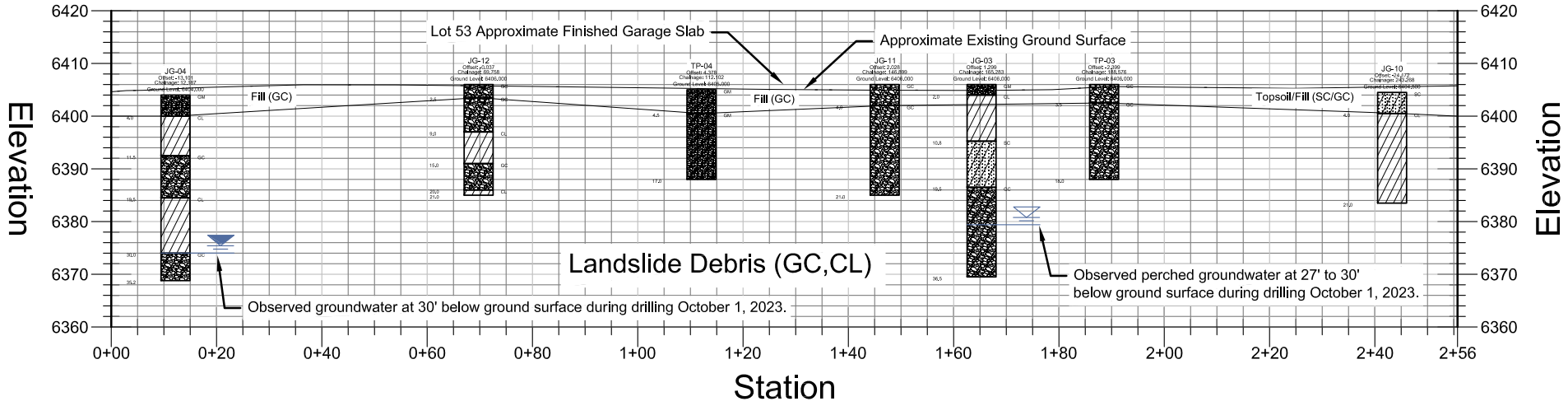
DRAFTED BY:	JBJ
REVIEWED BY:	HC
PROJECT NUMBER	23072

SHEET TITLE:
Figure 2
Borehole, Test Pit and Geologic Cross Section Location Map

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 53 and Lot 58
Teton County, Wyoming

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Cross section A-A'

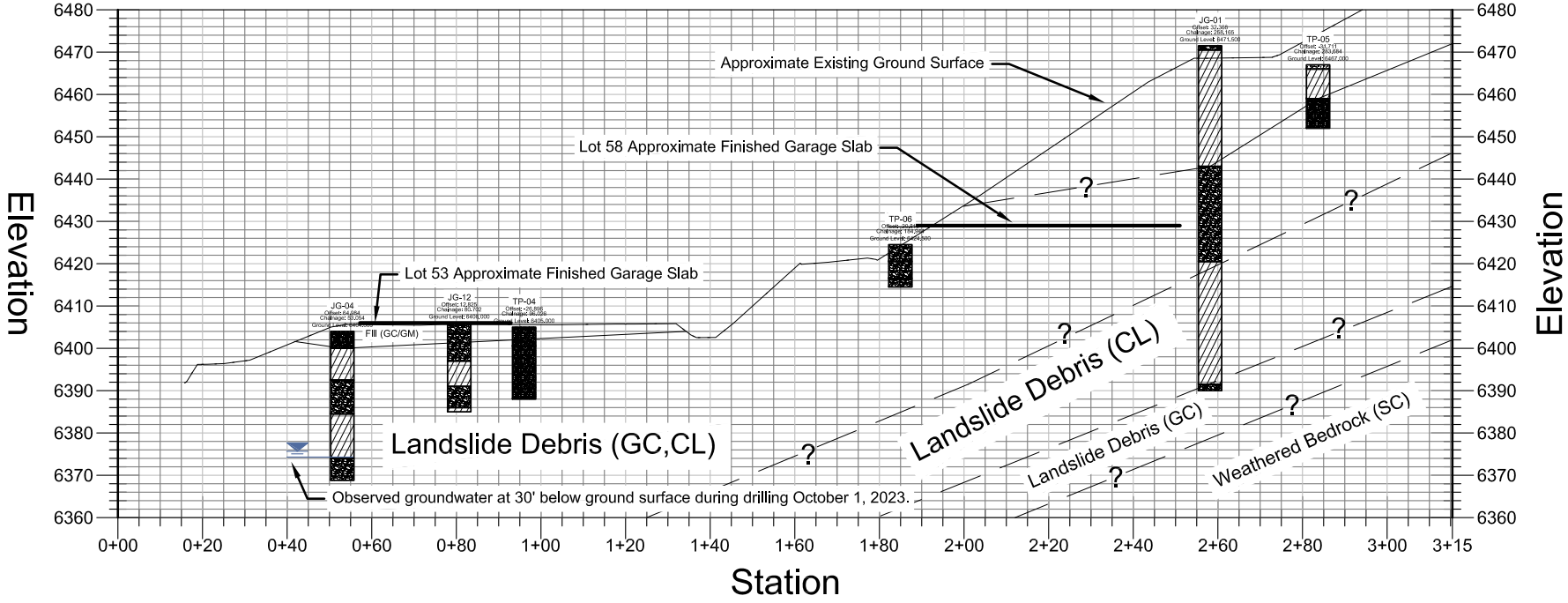


Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

DRAFTED BY: JBJ REVIEWED BY: HC/DB PROJECT NUMBER 23072	SHEET TITLE: Figure 3 Geologic Cross Section A-A'	PROJECT TITLE: Geotechnical-Engineering Report Bear Development - Lot 53 and Lot 58 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC PO Box 9550 | 1315 HWY 89 S., Ste. 201 Jackson, WY 83002 PH: 307.733.5150 www.jorgeng.com

Cross section B-B'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

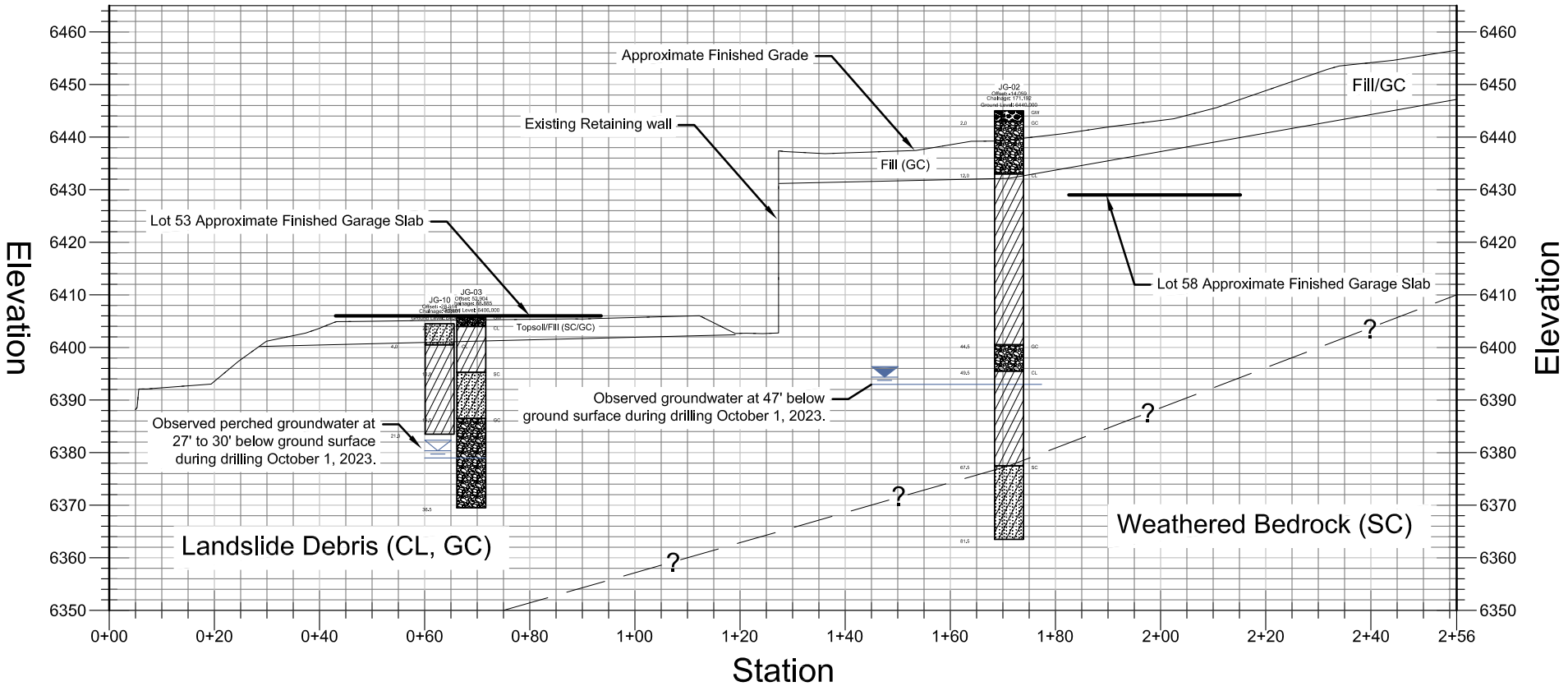
DRAFTED BY:	JBJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 4
Geologic Cross Section B-B'

PROJECT TITLE:
Geotechnical-Engineering Report
Bear Development - Lot 53 and Lot 58
Teton County, Wyoming

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Cross section C-C'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

DRAFTED BY:	JBJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 5
Geologic Cross Section C-C'

PROJECT TITLE:
Geotechnical-Engineering Report
Bear Development - Lot 53 and Lot 58
Teton County, Wyoming

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APPENDIX C

Soils Laboratory Procedures and Results

Laboratory Testing

Laboratory Testing Procedures

Lab samples were submitted for testing at GCI in Salt Lake City, Utah from boreholes JG-01, JG-02, JG-03, JG-04, JG-10, JG-11, and JG-12.

During the October 2023 site exploration for the Development at Lots 53 and 58, JG collected relatively undisturbed (i.e., thin-walled Shelby tubes) and disturbed samples (i.e., split spoon (SPT) samples and sonic drilling grab samples). Of the samples collected, 31 disturbed samples and two relatively undisturbed samples were selected for lab analysis. Laboratory testing included natural moisture content, unit weight, Atterberg limits, grain-size distribution, hydrometer, and consolidation testing.

The laboratory testing program consisted of:

- Twenty Seven (27) Moisture Contents (ASTM D2937/D2216)
- Thirty (30) Atterberg Limits (ASTM D4318)
- Twenty Seven (27) Grain Size Analysis (ASTM D422)
- Four (4) Hydrometer (ASTM D422a)
- Two (2) One Dimension Consolidation (ASTM D2435)

Results are shown on the following pages.

Laboratory Test Results: Detailed Summary

Laboratory testing included index testing for classification per USCS and indirect correlation with engineering parameters, and direct testing of strength. Classification tests – including Atterberg limits and grain-size analysis – have been summarized in table 4-1, with hydrometer tests and consolidation tests summarized in Tables 4-2 and 4-3, respectively. Full laboratory data sheets are attached.

The data herein are provided for informational purposes. Design-build contractors shall be responsible for providing their own analysis of the test results and for development of appropriate design parameters.

Table 4-1: Classification Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Gravel (%)	Sand (%)	Fines (%)	Moisture Content (%)	Liquid Limit	Plasticity Index
JG-01	D8	18-19	CL	19.0	18.2	62.8	12.3	31	15
JG-01	D12	27-29	CL	27.7	17.1	55.2	11.0	28	12
JG-01	D17	37-38	GC	51.6	22.7	25.7	--	--	--
JG-01	D27	54.5-57	CL	11.9	20.2	67.9	12.6	33	18
JG-01	D32	67-69	CL	20.1	28.0	51.9	10.0	26	10
JG-01	D36	72.5-75	CL	4.5	10.0	85.5	20.7	38	21
JG-02	D4	7-10	GC	--	--	--	--	20	5
JG-02	D8	14.5-16	CL	12.4	20.8	66.8	11.9	31	16
JG-02	D11	22-25	CL	15.6	18.7	65.7	13.3	29	14
JG-02	D16	32-35	CL	13.2	18.2	68.6	14.5	21	5
JG-02	D18	38.5-40	CL	0.0	12.9	87.1	15.5	29	12
JG-02	D22	44.5-47	GC	41.6	27.3	31.1	--	--	--
JG-02	D26	52-55	CL	6.4	31.1	62.5	11.6	16	12
JG-02	D30	60-62	CL	0.2	5.3	94.5	13.7	37	14
JG-02	D32	64.5-67	CL	2.2	94.4	3.4	12.8	31	14
JG-02	D35	69.5-72	SC	--	--	--	--	21	5
JG-03	D3	4.5-7	CL	30.3	19.6	50.1	10.1	33	19
JG-03	D8	14.5-17	SC	28.2	31.4	40.4	8.4	30	15
JG-03	D12	22-25	GC	26.8	26.3	46.9	12.4	35	20
JG-03	D18	30-33	GC	32.7	22.1	45.2	10.8	29	14
JG-04	D4	7-10	CL	15.8	14.6	69.6	21.8	34	18
JG-04	D8	14.5-17	GC	37.4	30.1	32.5	6.8	19	5
JG-04	D12	22-25	CL	3.3	26.8	69.9	16.5	31	14
JG-04	D17	30-33	GC	43.1	15.3	41.6	10.1	33	18
JG-10	D3	7.5-9	CL	--	--	--	--	25	9
JG-10	U1	12.5-14	CL	27.6	21.7	50.7	13.7	39	24
JG-10	D5	15-17	CL	4.7	11.8	83.5	16.1	38	17
JG-10	U2	17.5-19	CL	13.9	19.4	66.7	13.8	32	18
JG-11	D3	7.5-9	GC	33.4	28.0	38.6	7.1	22	7
JG-12	D2	5-6.5	GC	33.9	25.3	40.8	10.2	27	12
JG-12	D4	10-11.5	CL	13.5	32.5	54.0	12.8	27	10
JG-12	D8	20-21.5	CL	23.9	25.5	50.6	10.6	26	12

Table 4-2: Hydrometer Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Silt Fraction (%)	Clay Fraction (%)
JG-01	D17	37-38	GC	18	7
JG-02	D22	44.5-47	GC	23	8
JG-10	D5	15-17	CL	55	36
JG-11	D4	10-11.5	GC	33	17

Table 4-3: Consolidation Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	C_C
JG-10	U1	12.5-14	CL	0.171
JG-10	U2	17.5-19	CL	0.130

Supplemental Laboratory Data

Select laboratory results presented in a Site Investigation Report for Lots 53 and 58produced by Nelson Engineering dated July 28, 2021, and results presented in a Geotechnical Investigation Report for a project in close proximity to the site produced by Womack and Associates, Inc., dated June 4, 2010 are presented below.

GERHART COLE

PO Box 880
Midvale, Utah 84047
801.849.0055
gerhartcole.com

To:	Mr. Bruce Jackson Jorgensen Engineering 58 South Tyler, PO Box 1519 Pinedale, Wyoming 82941
Project:	Bear Development Snow King Lots 53 and 58
Gerhart Cole Project Number:	23-1725
Client Project Number	23072
Report Date:	November 30, 2023

Attached are the requested laboratory test results. These laboratory results are for the addressee and must be presented in their entirety without alteration, except with permission.

Gerhart Cole's Laboratory is accredited through the AASHTO Accreditation Program. The results provided were tested in general accordance with the referenced standards. Any test methods reported in this document outside the scope of this accreditation are marked with an asterisk in the header of the individual test report.

Gerhart Cole will dispose of samples two (2) weeks after the date above. Please contact us for storage pricing.

Approved By:_____
Zach Gibbs, PE (UT, MI) Laboratory Director

AASHTO ACCREDITED

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot53,58_MC.xlsx]1

Sample Info.	Sample:	**JG-01**	**JG-01**	**JG-01**	**JG-01**	**JG-01**	**JG-02**
	Depth:	**18-19 ft**	**27-29 ft**	**54.5-57 ft**	**67-69 ft**	**72.5-75 ft**	**14.5-16 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**14-Nov-23**	**14-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**gy - bn clay**	**bn - gy clay**	**gy - dk gy clay**	**dk by - lt bn clay**	**gy - dk gy clay**	**bn - ol bn clay**
Moisture	Wet soil + tare (g)	806.82	1190.54	953.45	847.34	688.39	2264.09
	Dry soil + tare (g)	739.68	1074.24	869.05	788.12	590.77	2068.51
	Tare (g)	195.78	13.84	196.69	195.42	118.16	422.19
	Moisture content, w (%)	12.3	11.0	12.6	10.0	20.7	11.9
Comments							
QC/QA	Tested By:	AT	AT	CML	CML	CML	CML
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot53,58_MC.xlsx]2

Sample Info.	Sample:	**JG-02**	**JG-02**	**JG-02**	**JG-02**	**JG-02**	**JG-02**
	Depth:	**22-25 ft**	**32-35 ft**	**38.5-40 ft**	**52-55 ft**	**60-62 ft**	**64.5-67 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**bn - ol bn clay**	**bn - dk yl bn clay**	**lt ol bn - ol bn clay**	**gy - ol bn clay**	**lt bn - bn clay**	**lt ol bn - ol bn clay**
Moisture	Wet soil + tare (g)	2104.69	2453.36	448.30	460.49	656.13	566.47
	Dry soil + tare (g)	1908.65	2210.32	405.33	433.20	600.68	516.43
	Tare (g)	438.53	539.41	127.25	197.51	195.80	126.68
	Moisture content, w (%)	13.3	14.5	15.5	11.6	13.7	12.8
Comments							
QC/QA	Tested By:	CML	CML	CML	CML	CML	CML
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	JG-03	JG-03	JG-03	JG-03	JG-04	JG-04
	Depth:	4.5-7 ft	14.5-17 ft	22-25 ft	30-33 ft	7-10 ft	14.5-17 ft
	Date Sampled:	-	-	-	-	-	-
	Date tested:	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23
	Laboratory sample description:	lt bn - bn clay	pl ol bn - bn clay	lt ol bn - bn clay	bn - dk bn clay	lt ol bn - bn clay	pl ol bn - lt bn silt
Moisture	Wet soil + tare (g)	1630.20	872.07	1046.88	943.07	653.16	601.88
	Dry soil + tare (g)	1521.39	813.63	947.50	865.02	571.20	571.25
	Tare (g)	440.15	119.03	144.65	144.19	195.92	118.32
	Moisture content, w (%)	10.1	8.4	12.4	10.8	21.8	6.8
Comments							
QC/QA	Tested By:	JCC	JCC	JCC	JCC	JCC	JCC
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot53,58_MC.xlsx]4

Sample Info.	Sample:	**JG-04**	**JG-04**	**JG-10**	**JG-10**	**JG-10**	**JG-11**
	Depth:	**22-25 ft**	**30-33 ft**	**12.5-14 ft**	**15-17 ft**	**17.5-19 ft**	**7.5-9 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**
	Laboratory sample description:	**ol bn - bn silt**	**lt bn - bn clay**	**ol bn - lt bn clay**	**ol bn - y bn clay**	**ol bn - lt bn clay**	**bn - dk bn clay**
Moisture	Wet soil + tare (g)	555.20	1543.36	1129.47	377.19	860.87	758.29
	Dry soil + tare (g)	493.76	1440.63	1044.36	352.11	758.40	721.07
	Tare (g)	120.66	421.65	422.15	196.80	13.83	194.35
	Moisture content, w (%)	16.5	10.1	13.7	16.1	13.8	7.1
Comments							
QC/QA	Tested By:	JCC	JCC	AT	JCC	AT	JCC
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot53,58_MC.xlsx]5

Sample Info.	Sample:	**JG-12**	**JG-12**	**JG-12**			
	Depth:	**5-7 ft**	**10-12 ft**	**20-21 ft**			
	Date Sampled:	**-**	**-**	**-**			
	Date tested:	**14-Nov-23**	**14-Nov-23**	**14-Nov-23**			
	Laboratory sample description:	**lt ol bn - lt bn clay**	**lt ol bn - lt bn silt**	**lt ol bn - lt bn clay**			
Moisture	Wet soil + tare (g)	902.19	566.12	742.99			
	Dry soil + tare (g)	836.69	514.93	683.22			
	Tare (g)	193.61	116.09	117.11			
	Moisture content, w (%)	10.2	12.8	10.6			
Comments							
QC/QA	Tested By:	AT	AT	AT			
	Reduced By:	CML	CML	CML			
	Reviewed By:	AT	AT	AT			

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 18-19 ft

Tested by: JC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - bn clay
As-received water content(%):	12.3	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

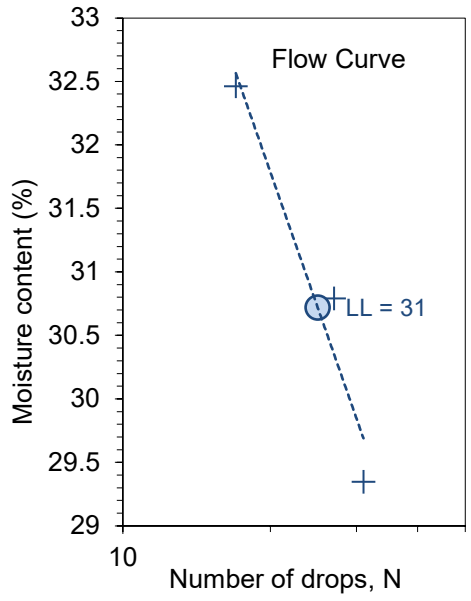
Determination No:	1	2
Wet Soil + Tare (g):	20.94	20.87
Dry Soil + Tare (g):	19.90	19.81
Moisture Loss (g):	1.04	1.06
Tare (g):	13.53	13.42
Dry Soil (g):	6.37	6.39
Moisture Content, w (%):	16.33	16.59

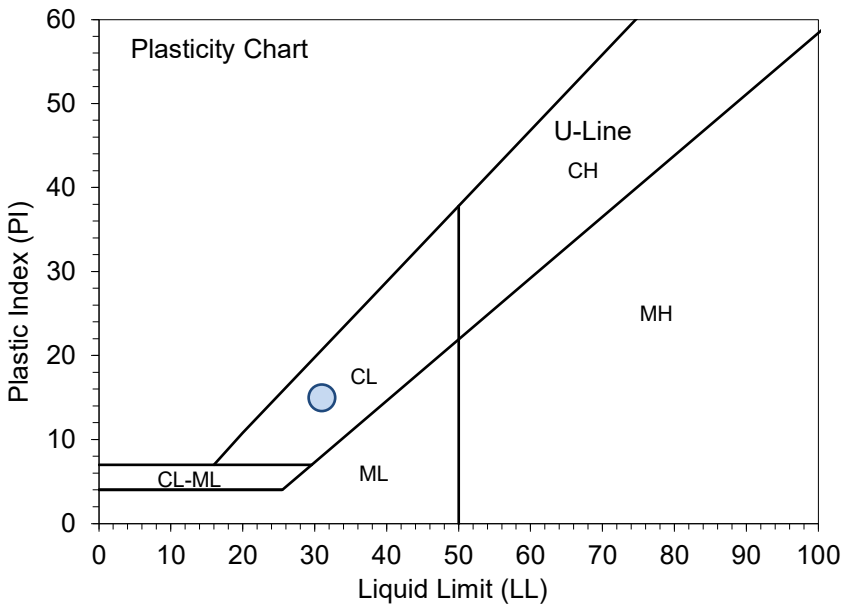
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	27	17
Wet Soil + Tare (g):	23.85	25.34	24.74
Dry Soil + Tare (g):	21.37	22.51	21.75
Moisture Loss (g):	2.48	2.83	2.99
Tare (g):	12.92	13.32	12.54
Dry Soil (g):	8.45	9.19	9.21
Moisture Content, w (%):	29.35	30.79	32.46
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	16
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 27-29 ft

Tested by: JC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - gy clay
As-received water content(%):	11.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

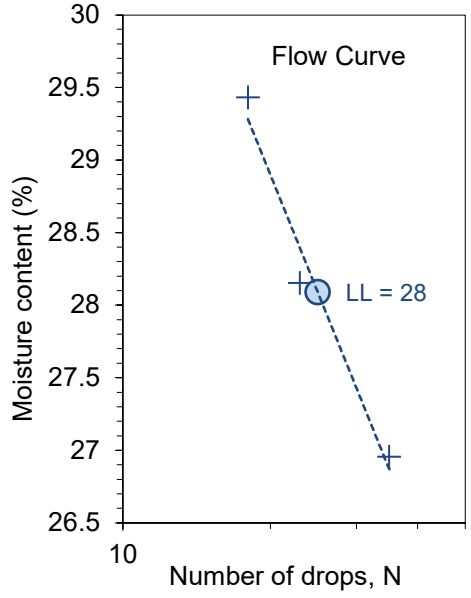
Determination No:	1	2
Wet Soil + Tare (g):	20.76	21.17
Dry Soil + Tare (g):	19.72	20.13
Moisture Loss (g):	1.04	1.04
Tare (g):	13.35	13.69
Dry Soil (g):	6.37	6.44
Moisture Content, w (%):	16.33	16.15

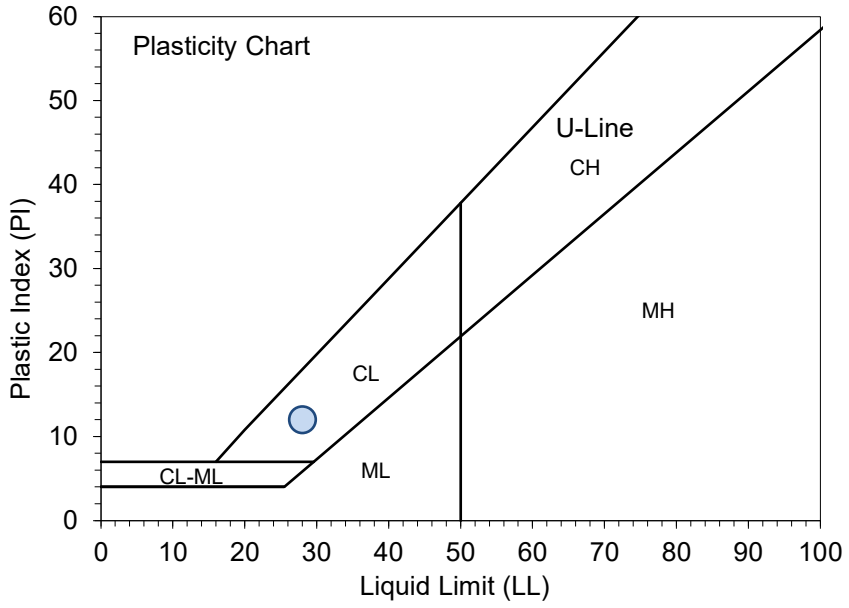
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	23	18
Wet Soil + Tare (g):	25.98	24.87	27.33
Dry Soil + Tare (g):	23.33	22.17	24.16
Moisture Loss (g):	2.65	2.70	3.17
Tare (g):	13.50	12.58	13.39
Dry Soil (g):	9.83	9.59	10.77
Moisture Content, w (%):	26.96	28.15	29.43
One-Point LL:		28	

Results

Liquid Limit, LL:	28
Plastic Limit, PL:	16
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 54.5-57 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - dk gy clay
As-received water content(%):	12.5	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

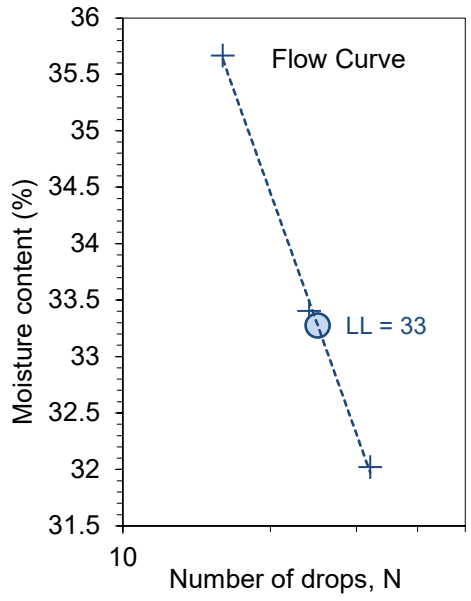
Determination No:	1	2
Wet Soil + Tare (g):	20.65	21.09
Dry Soil + Tare (g):	19.68	20.10
Moisture Loss (g):	0.97	0.99
Tare (g):	13.25	13.55
Dry Soil (g):	6.43	6.55
Moisture Content, w (%):	15.09	15.11

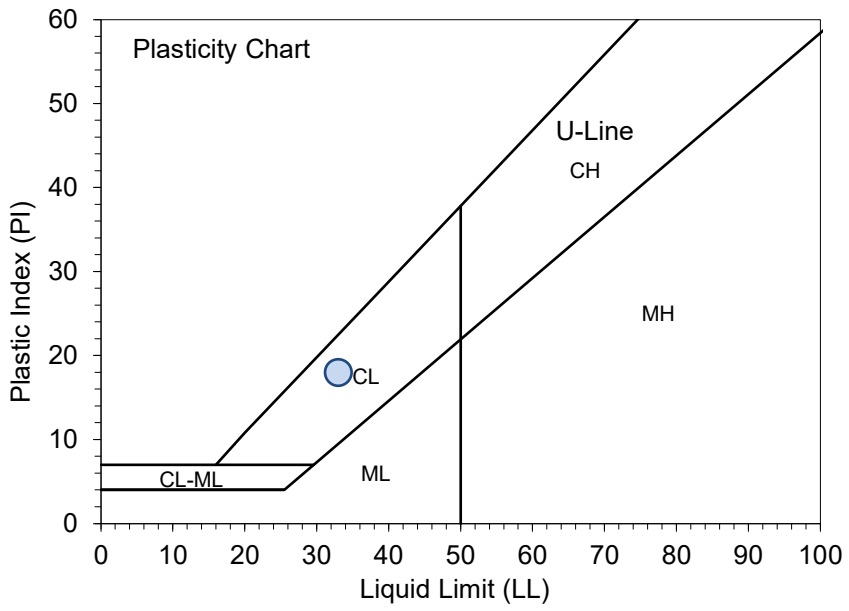
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	24	16
Wet Soil + Tare (g):	24.69	24.36	24.92
Dry Soil + Tare (g):	22.00	21.31	21.61
Moisture Loss (g):	2.69	3.05	3.31
Tare (g):	13.60	12.18	12.33
Dry Soil (g):	8.40	9.13	9.28
Moisture Content, w (%):	32.02	33.41	35.67
One-Point LL:		33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	15
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 67-69 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	dk gy - lt bn clay
As-received water content(%):	10.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

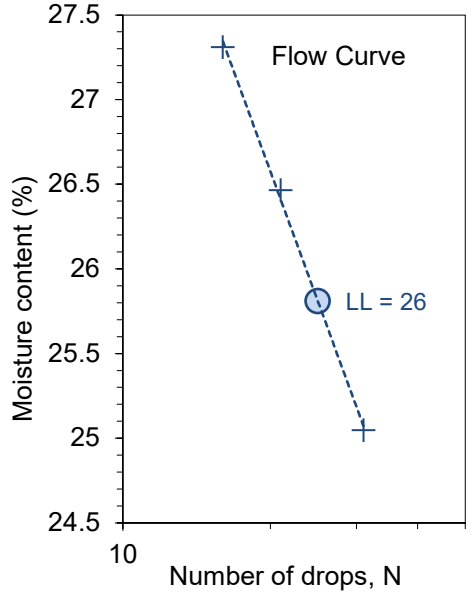
Determination No:	1	2
Wet Soil + Tare (g):	21.01	20.67
Dry Soil + Tare (g):	19.96	19.64
Moisture Loss (g):	1.05	1.03
Tare (g):	13.49	13.07
Dry Soil (g):	6.47	6.57
Moisture Content, w (%):	16.23	15.68

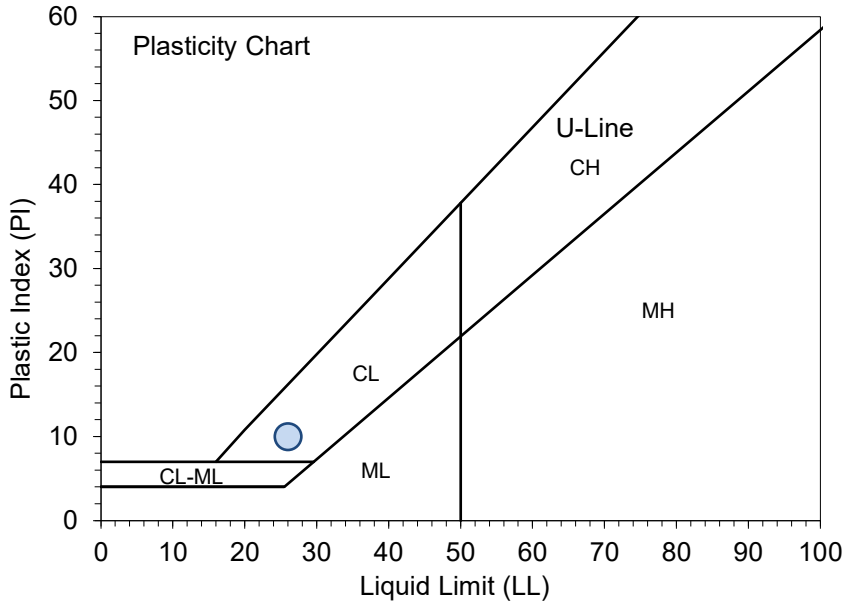
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	21	16
Wet Soil + Tare (g):	26.26	25.37	25.82
Dry Soil + Tare (g):	23.73	22.89	23.22
Moisture Loss (g):	2.53	2.48	2.60
Tare (g):	13.63	13.52	13.70
Dry Soil (g):	10.10	9.37	9.52
Moisture Content, w (%):	25.05	26.47	27.31
One-Point LL:		26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	16
Plasticity Index, PI:	10





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 72.5-75 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - dk by clay
As-received water content(%):	20.7	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

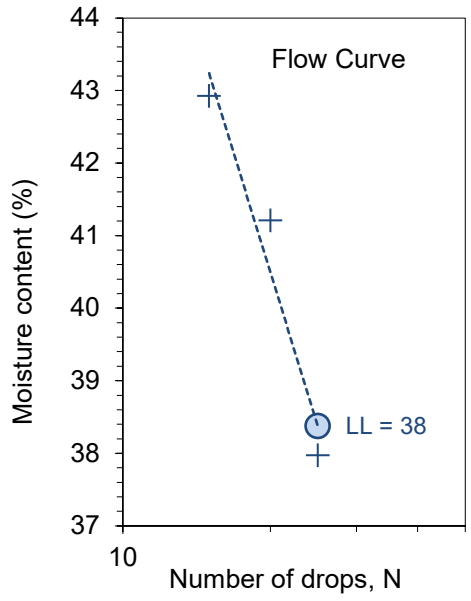
Determination No:	1	2
Wet Soil + Tare (g):	21.19	21.02
Dry Soil + Tare (g):	20.06	19.89
Moisture Loss (g):	1.13	1.13
Tare (g):	13.47	13.48
Dry Soil (g):	6.59	6.41
Moisture Content, w (%):	17.15	17.63

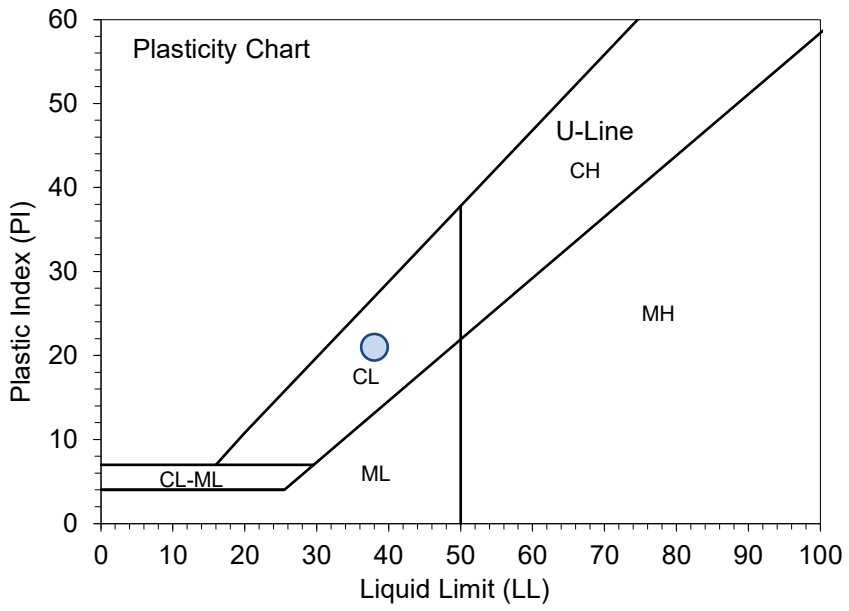
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	20	15
Wet Soil + Tare (g):	22.90	24.32	25.41
Dry Soil + Tare (g):	20.31	21.13	21.89
Moisture Loss (g):	2.59	3.19	3.52
Tare (g):	13.49	13.39	13.69
Dry Soil (g):	6.82	7.74	8.20
Moisture Content, w (%):	37.98	41.21	42.93
One-Point LL:	38	40	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	17
Plasticity Index, PI:	21





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 7-10 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

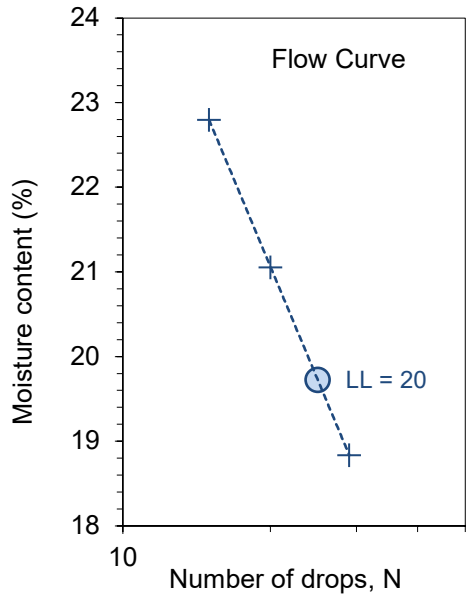
Determination No:	1	2
Wet Soil + Tare (g):	20.22	21.14
Dry Soil + Tare (g):	19.22	20.11
Moisture Loss (g):	1.00	1.03
Tare (g):	12.57	13.32
Dry Soil (g):	6.65	6.79
Moisture Content, w (%):	15.04	15.17

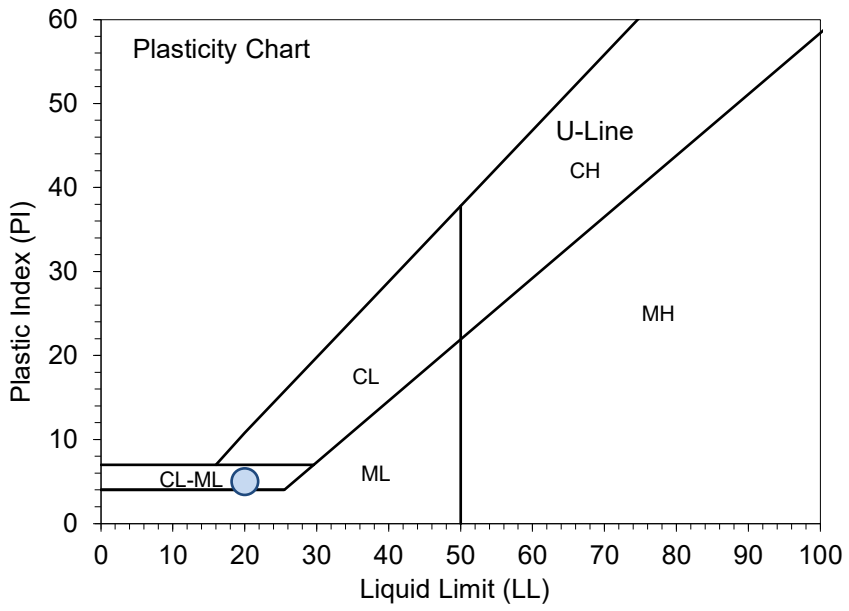
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	26.87	25.20	24.44
Dry Soil + Tare (g):	24.76	23.17	22.29
Moisture Loss (g):	2.11	2.03	2.15
Tare (g):	13.56	13.53	12.86
Dry Soil (g):	11.20	9.64	9.43
Moisture Content, w (%):	18.84	21.06	22.80
One-Point LL:	19	20	

Results

Liquid Limit, LL:	20
Plastic Limit, PL:	15
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 14.5-16 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - ol bn clay
As-received water content(%):	11.9	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

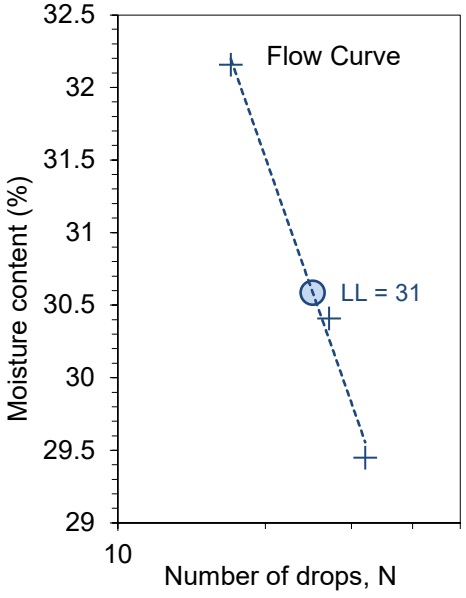
Determination No:	1	2
Wet Soil + Tare (g):	20.91	19.95
Dry Soil + Tare (g):	19.95	19.00
Moisture Loss (g):	0.96	0.95
Tare (g):	13.46	12.46
Dry Soil (g):	6.49	6.54
Moisture Content, w (%):	14.79	14.53

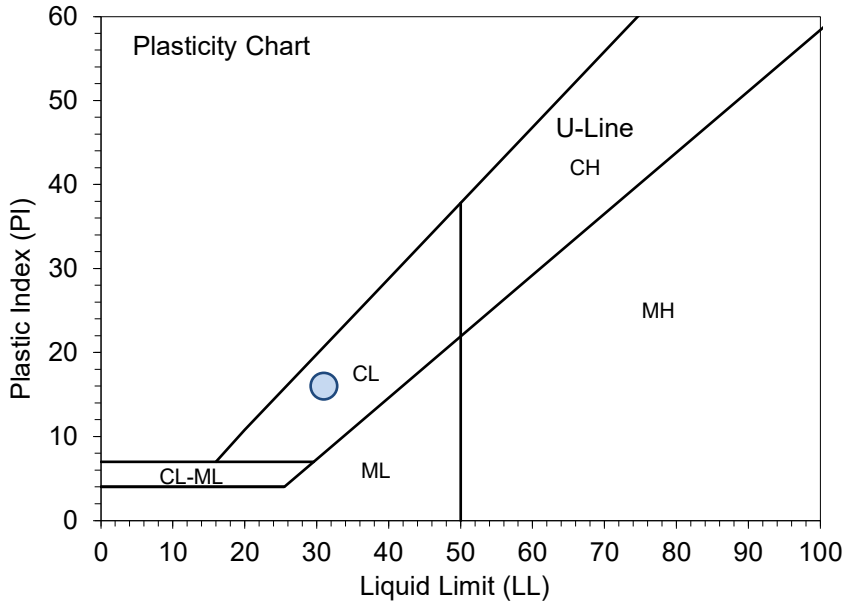
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	27	17
Wet Soil + Tare (g):	27.13	25.25	23.71
Dry Soil + Tare (g):	24.02	22.51	20.88
Moisture Loss (g):	3.11	2.74	2.83
Tare (g):	13.46	13.50	12.08
Dry Soil (g):	10.56	9.01	8.80
Moisture Content, w (%):	29.45	30.41	32.16
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	15
Plasticity Index, PI:	16





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - ol bn clay
As-received water content(%):	13.3	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

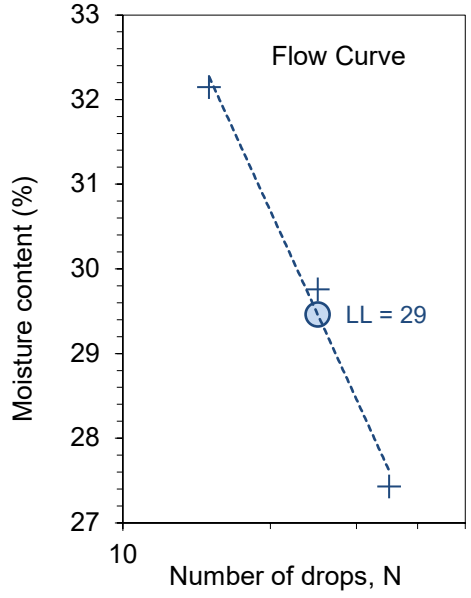
Determination No:	1	2
Wet Soil + Tare (g):	21.43	19.87
Dry Soil + Tare (g):	20.39	18.85
Moisture Loss (g):	1.04	1.02
Tare (g):	13.57	12.08
Dry Soil (g):	6.82	6.77
Moisture Content, w (%):	15.25	15.07

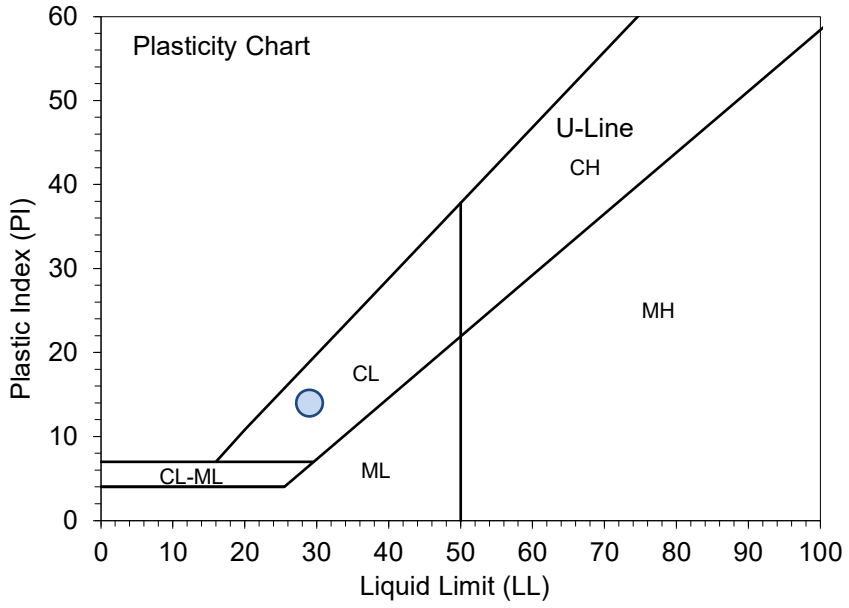
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	25	15
Wet Soil + Tare (g):	22.22	20.57	25.21
Dry Soil + Tare (g):	20.36	18.71	22.22
Moisture Loss (g):	1.86	1.86	2.99
Tare (g):	13.58	12.46	12.92
Dry Soil (g):	6.78	6.25	9.30
Moisture Content, w (%):	27.43	29.76	32.15
One-Point LL:		30	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 32-35 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk yl bn clay
As-received water content(%):	14.5	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

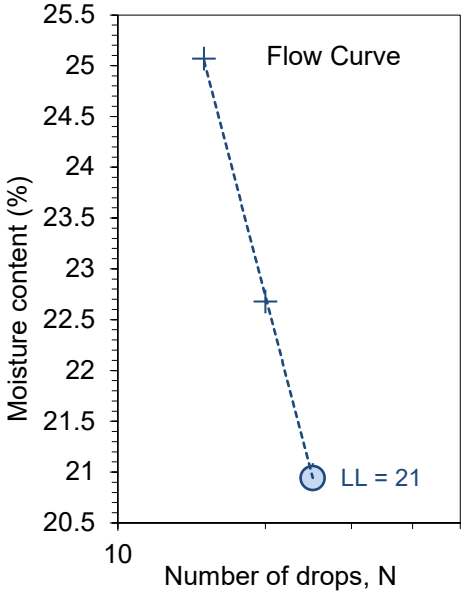
Determination No:	1	2
Wet Soil + Tare (g):	21.05	21.32
Dry Soil + Tare (g):	19.97	20.22
Moisture Loss (g):	1.08	1.10
Tare (g):	13.42	13.54
Dry Soil (g):	6.55	6.68
Moisture Content, w (%):	16.49	16.47

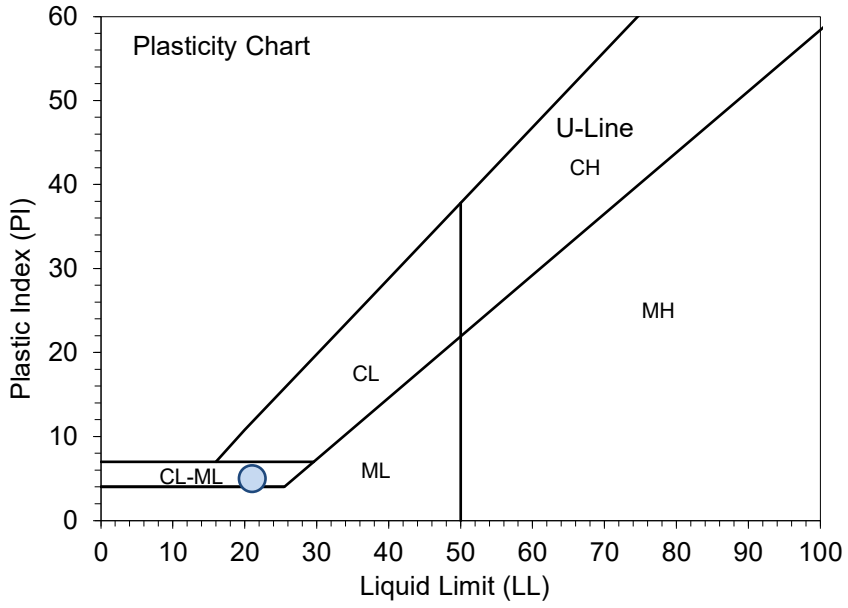
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	20	15
Wet Soil + Tare (g):	25.91	24.58	25.44
Dry Soil + Tare (g):	23.76	22.50	22.86
Moisture Loss (g):	2.15	2.08	2.58
Tare (g):	13.51	13.33	12.57
Dry Soil (g):	10.25	9.17	10.29
Moisture Content, w (%):	20.98	22.68	25.07
One-Point LL:	21	22	

Results

Liquid Limit, LL:	21
Plastic Limit, PL:	16
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 38.5-40 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - ol bn clay
As-received water content(%):	15.5	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

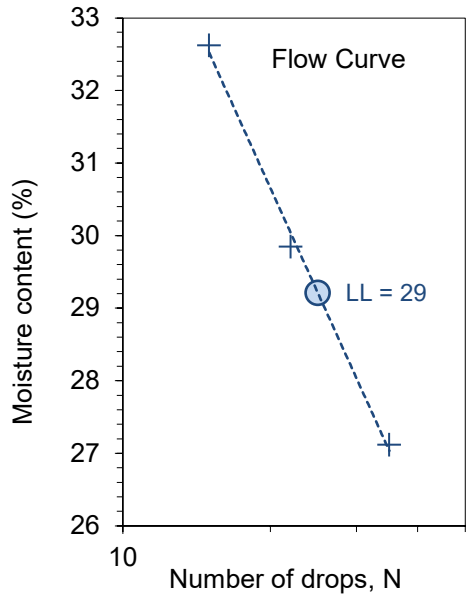
Determination No:	1	2
Wet Soil + Tare (g):	20.84	21.16
Dry Soil + Tare (g):	19.75	20.04
Moisture Loss (g):	1.09	1.12
Tare (g):	13.53	13.60
Dry Soil (g):	6.22	6.44
Moisture Content, w (%):	17.52	17.39

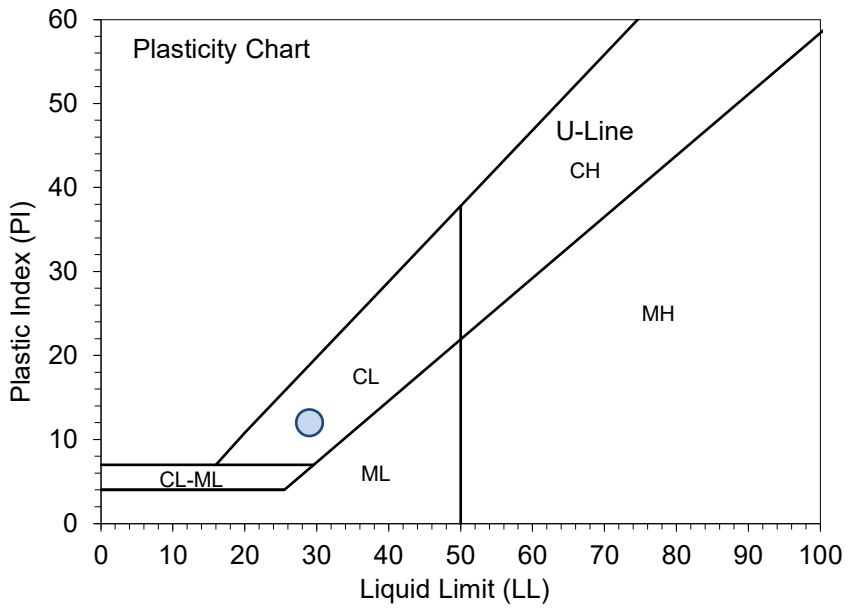
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	22	15
Wet Soil + Tare (g):	24.37	21.89	23.34
Dry Soil + Tare (g):	22.04	19.69	20.88
Moisture Loss (g):	2.33	2.20	2.46
Tare (g):	13.45	12.32	13.34
Dry Soil (g):	8.59	7.37	7.54
Moisture Content, w (%):	27.12	29.85	32.63
One-Point LL:		29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	17
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 52-55 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - ol bn clay
As-received water content(%):	11.6	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

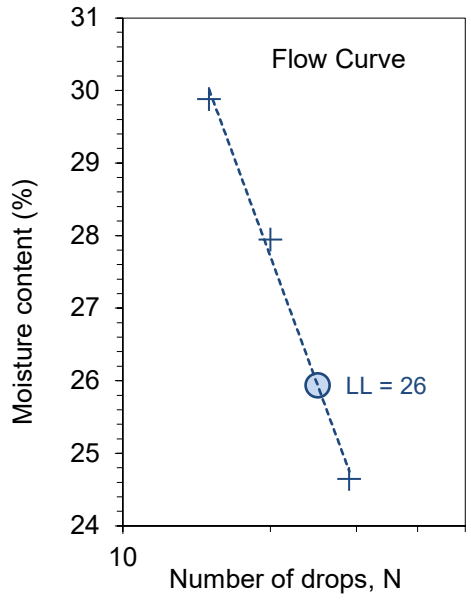
Determination No:	1	2
Wet Soil + Tare (g):	20.78	20.39
Dry Soil + Tare (g):	19.86	19.48
Moisture Loss (g):	0.92	0.91
Tare (g):	13.07	12.86
Dry Soil (g):	6.79	6.62
Moisture Content, w (%):	13.55	13.75

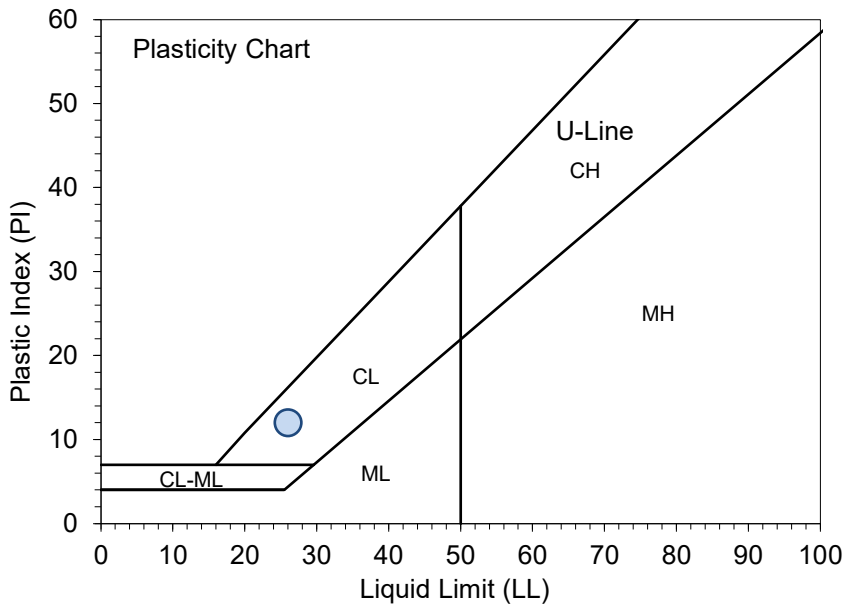
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	26.18	26.47	25.64
Dry Soil + Tare (g):	23.71	23.51	22.84
Moisture Loss (g):	2.47	2.96	2.80
Tare (g):	13.69	12.92	13.47
Dry Soil (g):	10.02	10.59	9.37
Moisture Content, w (%):	24.65	27.95	29.88
One-Point LL:	25	27	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	14
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 60-62 ft

Tested by: PJF Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	13.7	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

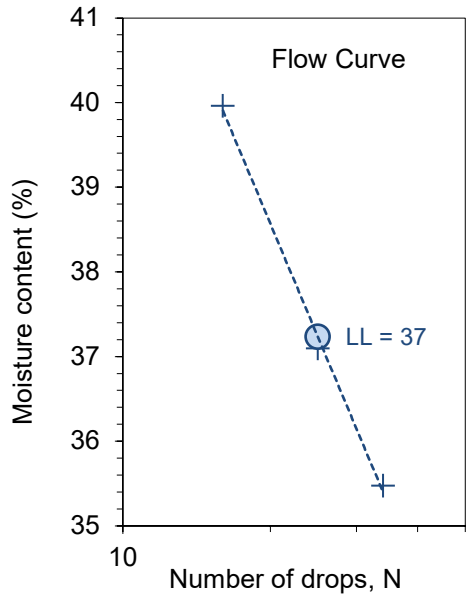
Determination No:	1	2
Wet Soil + Tare (g):	19.85	20.09
Dry Soil + Tare (g):	19.04	19.23
Moisture Loss (g):	0.81	0.86
Tare (g):	13.24	13.20
Dry Soil (g):	5.80	6.03
Moisture Content, w (%):	13.97	14.26

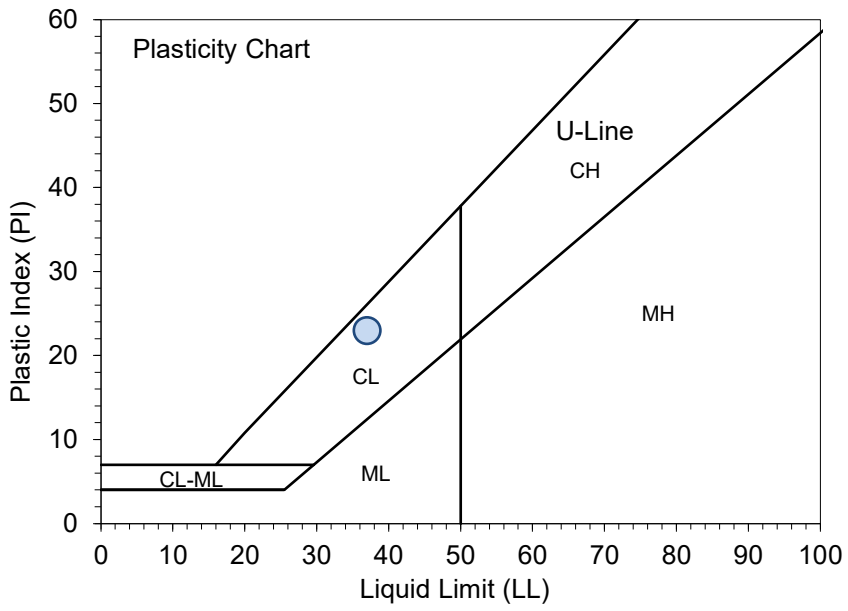
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	25	16
Wet Soil + Tare (g):	25.78	25.64	28.95
Dry Soil + Tare (g):	22.31	22.39	24.57
Moisture Loss (g):	3.47	3.25	4.38
Tare (g):	12.53	13.63	13.61
Dry Soil (g):	9.78	8.76	10.96
Moisture Content, w (%):	35.48	37.10	39.96
One-Point LL:		37	

Results

Liquid Limit, LL:	37
Plastic Limit, PL:	14
Plasticity Index, PI:	23





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 64.5-67 ft

Tested by: PJF Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - ol bn clay
As-received water content(%):	12.8	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

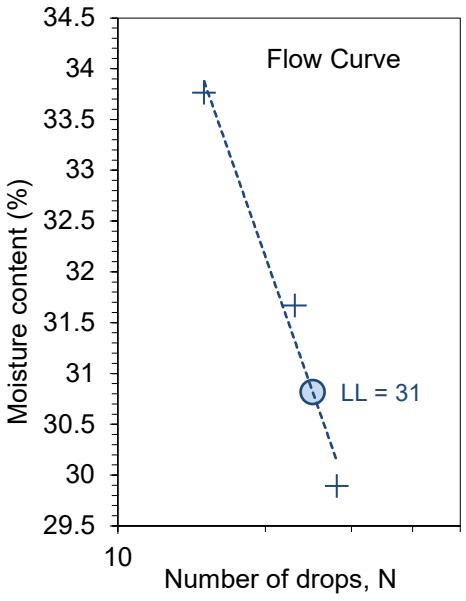
Determination No:	1	2
Wet Soil + Tare (g):	19.92	19.13
Dry Soil + Tare (g):	18.91	18.09
Moisture Loss (g):	1.01	1.04
Tare (g):	12.97	12.20
Dry Soil (g):	5.94	5.89
Moisture Content, w (%):	17.00	17.66

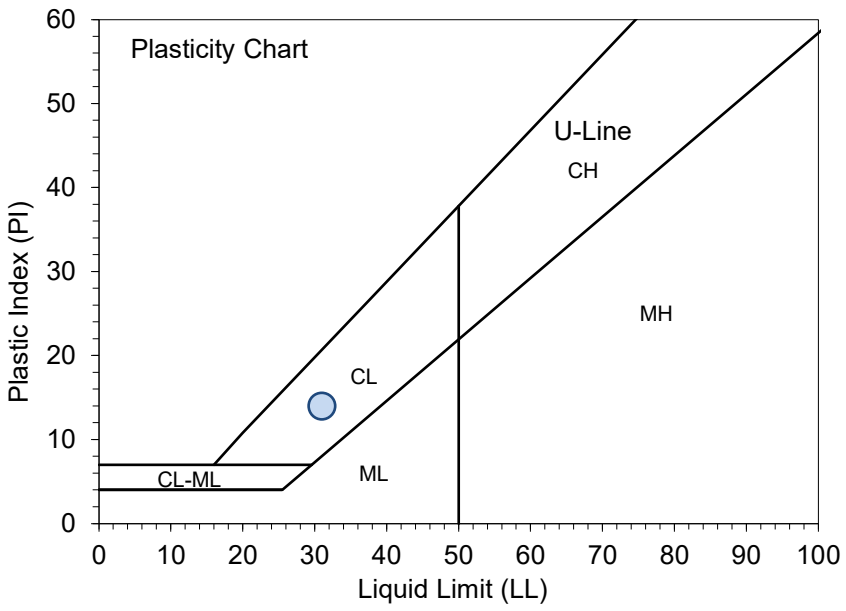
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	28	23	15
Wet Soil + Tare (g):	26.11	26.31	25.75
Dry Soil + Tare (g):	23.21	23.13	22.62
Moisture Loss (g):	2.90	3.18	3.13
Tare (g):	13.51	13.09	13.35
Dry Soil (g):	9.70	10.04	9.27
Moisture Content, w (%):	29.90	31.67	33.76
One-Point LL:	30	31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	17
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 69.5-72 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	2"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	75
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

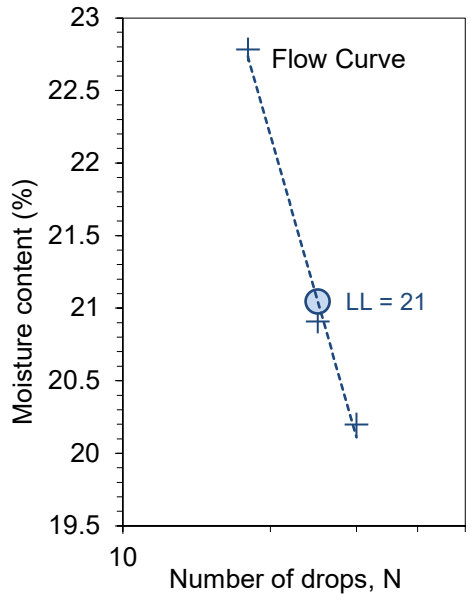
Determination No:	1	2
Wet Soil + Tare (g):	20.46	21.09
Dry Soil + Tare (g):	19.45	20.08
Moisture Loss (g):	1.01	1.01
Tare (g):	12.96	13.57
Dry Soil (g):	6.49	6.51
Moisture Content, w (%):	15.56	15.51

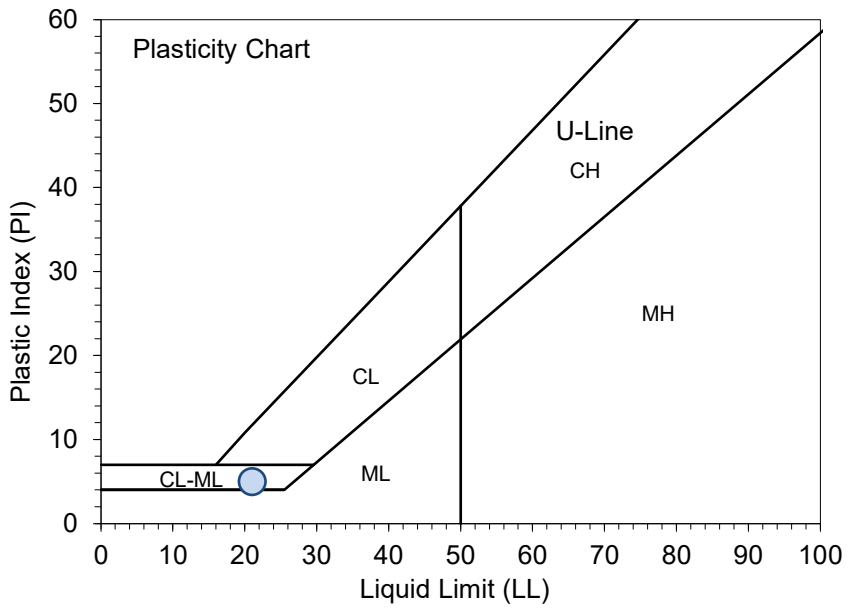
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	25	18
Wet Soil + Tare (g):	24.18	25.29	22.55
Dry Soil + Tare (g):	22.36	23.27	20.75
Moisture Loss (g):	1.82	2.02	1.80
Tare (g):	13.35	13.61	12.85
Dry Soil (g):	9.01	9.66	7.90
Moisture Content, w (%):	20.20	20.91	22.78
One-Point LL:	21	21	

Results

Liquid Limit, LL:	21
Plastic Limit, PL:	16
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 4.5-7 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	10.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

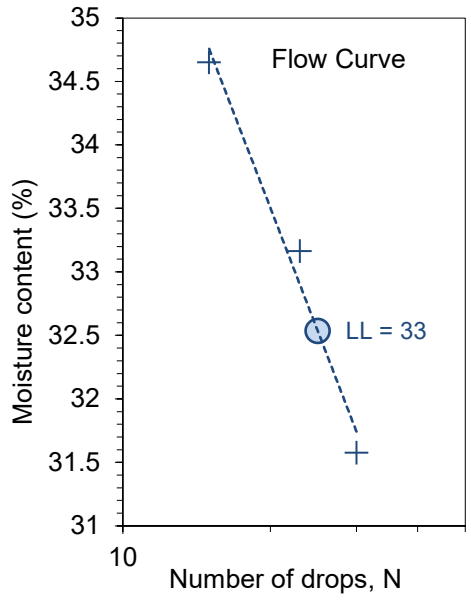
Determination No:	1	2
Wet Soil + Tare (g):	20.63	19.09
Dry Soil + Tare (g):	19.78	18.29
Moisture Loss (g):	0.85	0.80
Tare (g):	13.55	12.54
Dry Soil (g):	6.23	5.75
Moisture Content, w (%):	13.64	13.91

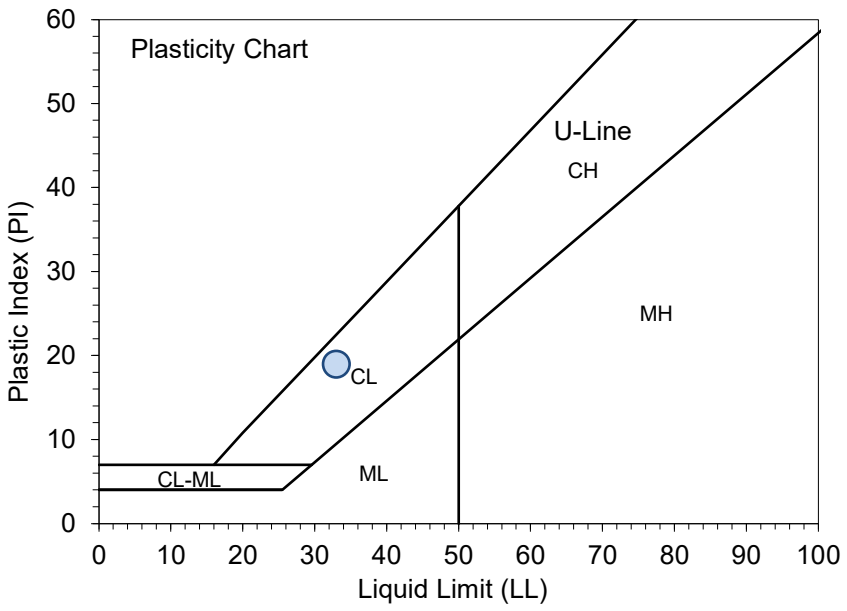
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	23	15
Wet Soil + Tare (g):	27.01	26.81	27.14
Dry Soil + Tare (g):	23.77	23.50	23.64
Moisture Loss (g):	3.24	3.31	3.50
Tare (g):	13.51	13.52	13.54
Dry Soil (g):	10.26	9.98	10.10
Moisture Content, w (%):	31.58	33.17	34.65
One-Point LL:	32	33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	14
Plasticity Index, PI:	19





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Tested by: MGS Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	pl ol bn - bn clay
As-received water content(%):	8.4	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

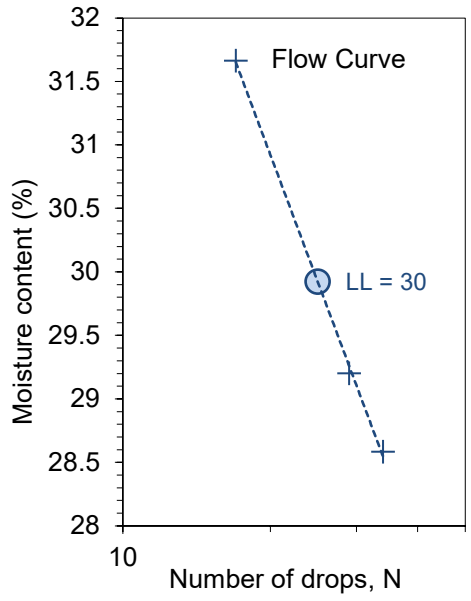
Determination No:	1	2
Wet Soil + Tare (g):	20.68	20.84
Dry Soil + Tare (g):	19.73	19.88
Moisture Loss (g):	0.95	0.96
Tare (g):	13.45	13.56
Dry Soil (g):	6.28	6.32
Moisture Content, w (%):	15.13	15.19

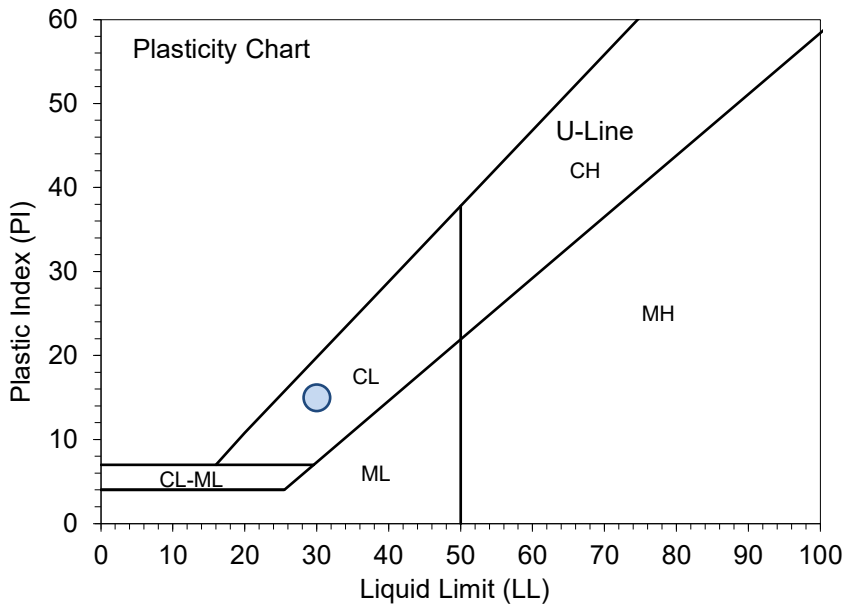
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	29	17
Wet Soil + Tare (g):	25.21	28.96	24.78
Dry Soil + Tare (g):	22.32	25.47	22.06
Moisture Loss (g):	2.89	3.49	2.72
Tare (g):	12.21	13.52	13.47
Dry Soil (g):	10.11	11.95	8.59
Moisture Content, w (%):	28.59	29.21	31.66
One-Point LL:		30	

Results

Liquid Limit, LL:	30
Plastic Limit, PL:	15
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - bn clay
As-received water content(%):	12.4	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

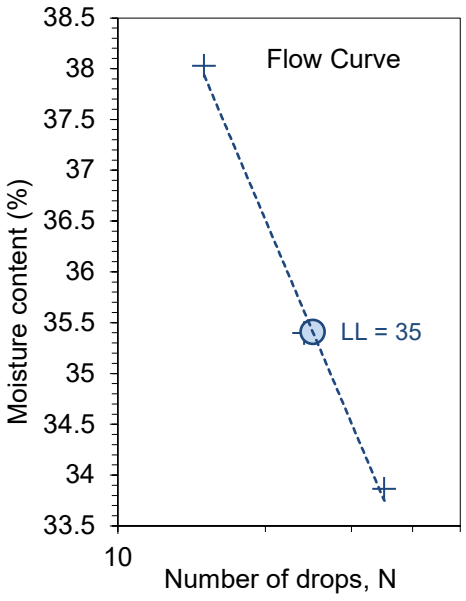
Determination No:	1	2
Wet Soil + Tare (g):	19.21	19.75
Dry Soil + Tare (g):	18.30	18.89
Moisture Loss (g):	0.91	0.86
Tare (g):	12.28	13.22
Dry Soil (g):	6.02	5.67
Moisture Content, w (%):	15.12	15.17

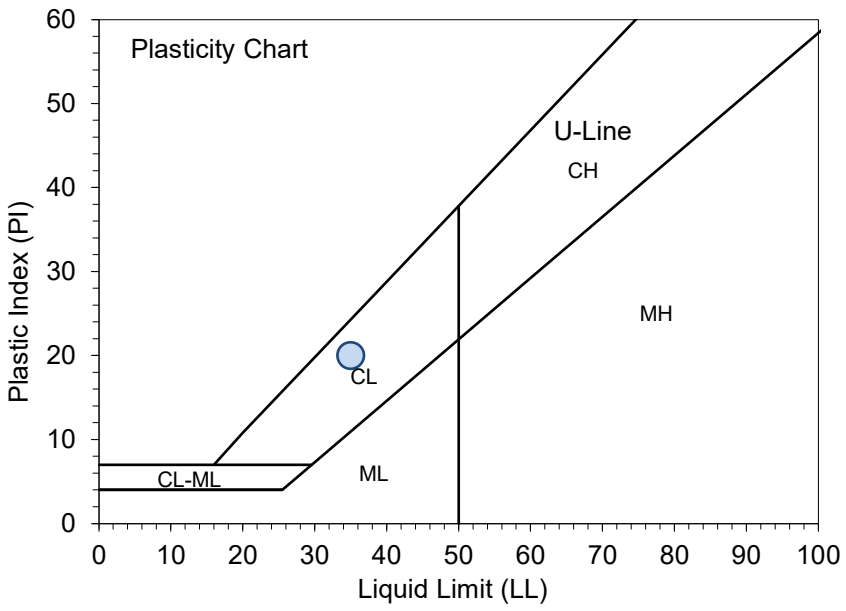
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	24	15
Wet Soil + Tare (g):	26.18	26.09	25.03
Dry Soil + Tare (g):	23.01	22.78	21.90
Moisture Loss (g):	3.17	3.31	3.13
Tare (g):	13.65	13.43	13.67
Dry Soil (g):	9.36	9.35	8.23
Moisture Content, w (%):	33.87	35.40	38.03
One-Point LL:		35	

Results

Liquid Limit, LL:	35
Plastic Limit, PL:	15
Plasticity Index, PI:	20





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 30-33 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn clay
As-received water content(%):	10.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

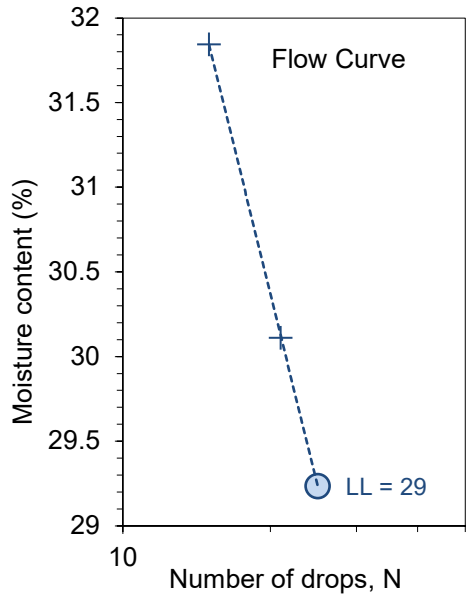
Determination No:	1	2
Wet Soil + Tare (g):	20.40	20.23
Dry Soil + Tare (g):	19.46	19.37
Moisture Loss (g):	0.94	0.86
Tare (g):	13.35	13.51
Dry Soil (g):	6.11	5.86
Moisture Content, w (%):	15.38	14.68

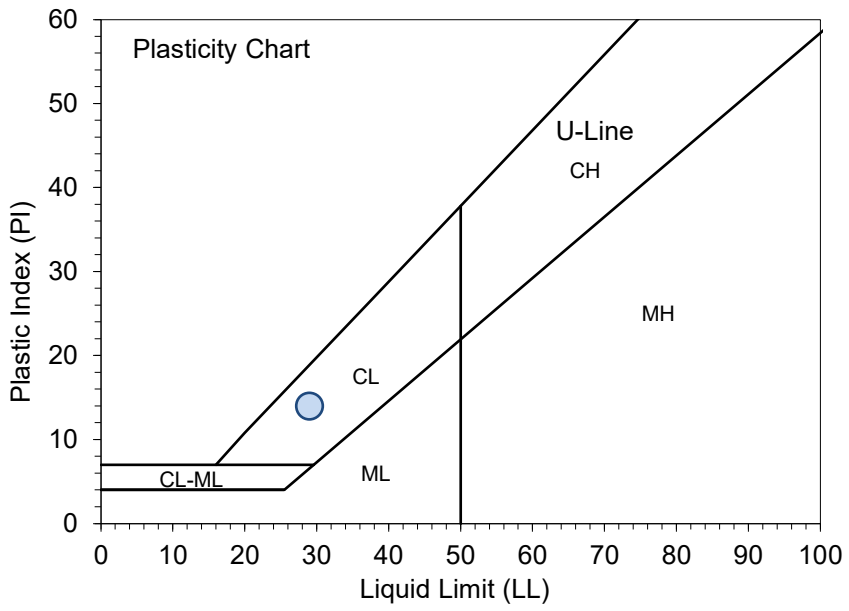
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	21	15
Wet Soil + Tare (g):	25.41	25.35	28.60
Dry Soil + Tare (g):	22.55	22.42	24.96
Moisture Loss (g):	2.86	2.93	3.64
Tare (g):	12.77	12.69	13.53
Dry Soil (g):	9.78	9.73	11.43
Moisture Content, w (%):	29.24	30.11	31.85
One-Point LL:	29	29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 7-10 ft

Tested by: MGS Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	It ol bn - bn clay
As-received water content(%):	21.8	Approximate maximum particle size:	No. 4
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

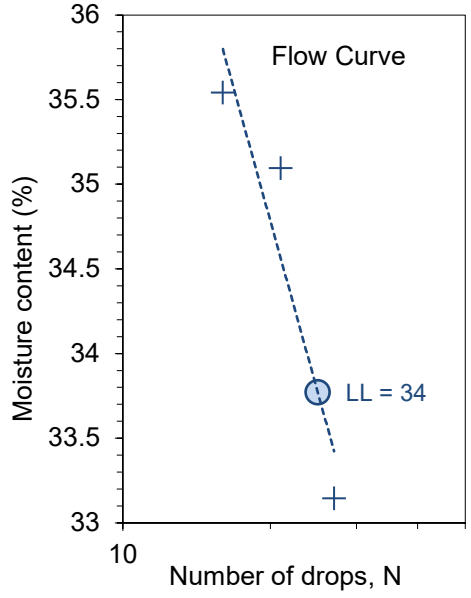
Determination No:	1	2
Wet Soil + Tare (g):	20.44	20.46
Dry Soil + Tare (g):	19.50	19.48
Moisture Loss (g):	0.94	0.98
Tare (g):	13.42	13.24
Dry Soil (g):	6.08	6.24
Moisture Content, w (%):	15.46	15.71

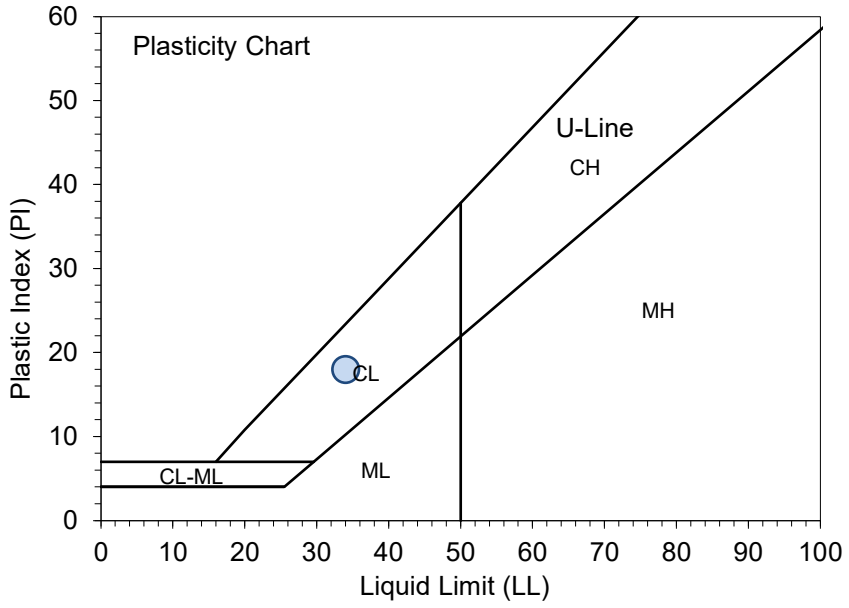
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	27	21	16
Wet Soil + Tare (g):	24.27	26.14	25.99
Dry Soil + Tare (g):	21.30	22.49	22.72
Moisture Loss (g):	2.97	3.65	3.27
Tare (g):	12.34	12.09	13.52
Dry Soil (g):	8.96	10.40	9.20
Moisture Content, w (%):	33.15	35.10	35.54
One-Point LL:	33	34	

Results

Liquid Limit, LL:	34
Plastic Limit, PL:	16
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	pl ol bn - lt bn silt
As-received water content(%):	6.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

Determination No:	1	2
Wet Soil + Tare (g):	21.13	20.64
Dry Soil + Tare (g):	20.21	19.72
Moisture Loss (g):	0.92	0.92
Tare (g):	13.54	12.92
Dry Soil (g):	6.67	6.80
Moisture Content, w (%):	13.79	13.53

Liquid Limit

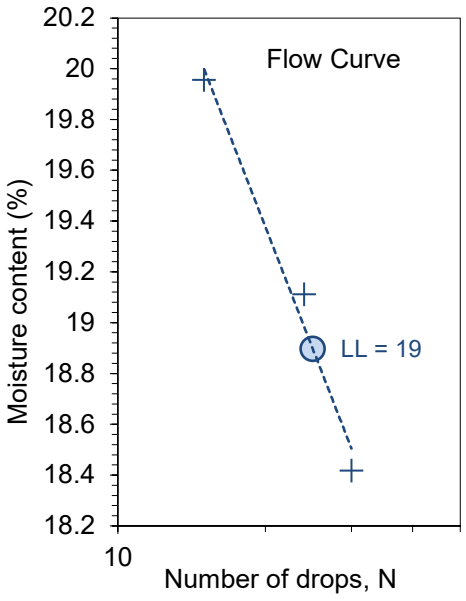
Determination No:	1	2	3
Number of Drops, N:	30	24	15
Wet Soil + Tare (g):	24.37	26.22	24.48
Dry Soil + Tare (g):	22.53	24.15	22.61
Moisture Loss (g):	1.84	2.07	1.87
Tare (g):	12.54	13.32	13.24
Dry Soil (g):	9.99	10.83	9.37
Moisture Content, w (%):	18.42	19.11	19.96
One-Point LL:	19	19	

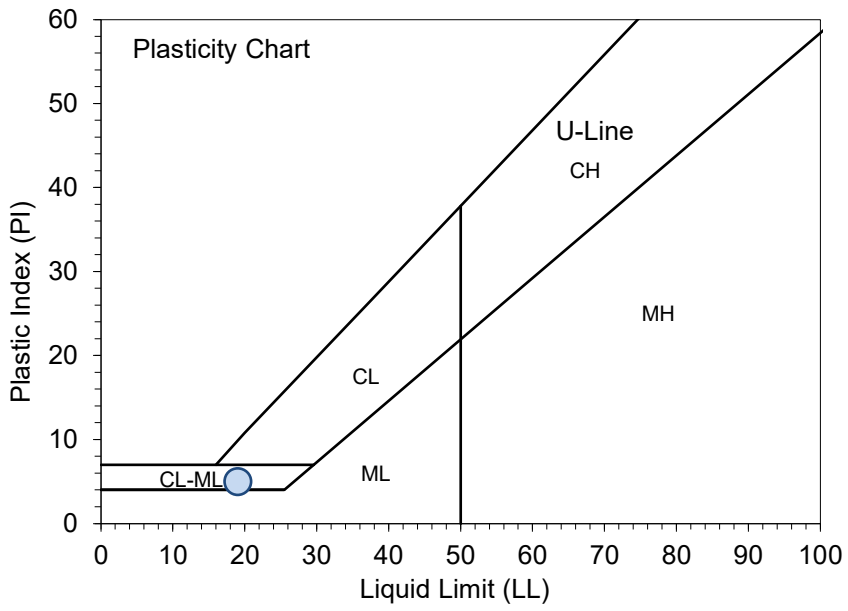
Results

Liquid Limit, LL: 19

Plastic Limit, PL: 14

Plasticity Index, PI: 5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - bn silt
As-received water content(%):	16.5	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

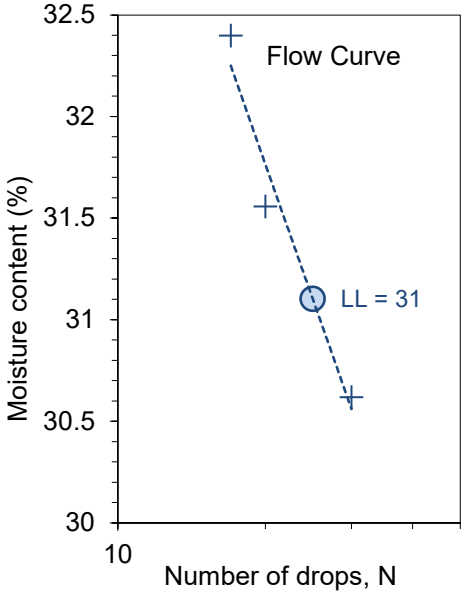
Determination No:	1	2
Wet Soil + Tare (g):	20.25	19.87
Dry Soil + Tare (g):	19.28	18.88
Moisture Loss (g):	0.97	0.99
Tare (g):	13.52	12.94
Dry Soil (g):	5.76	5.94
Moisture Content, w (%):	16.84	16.67

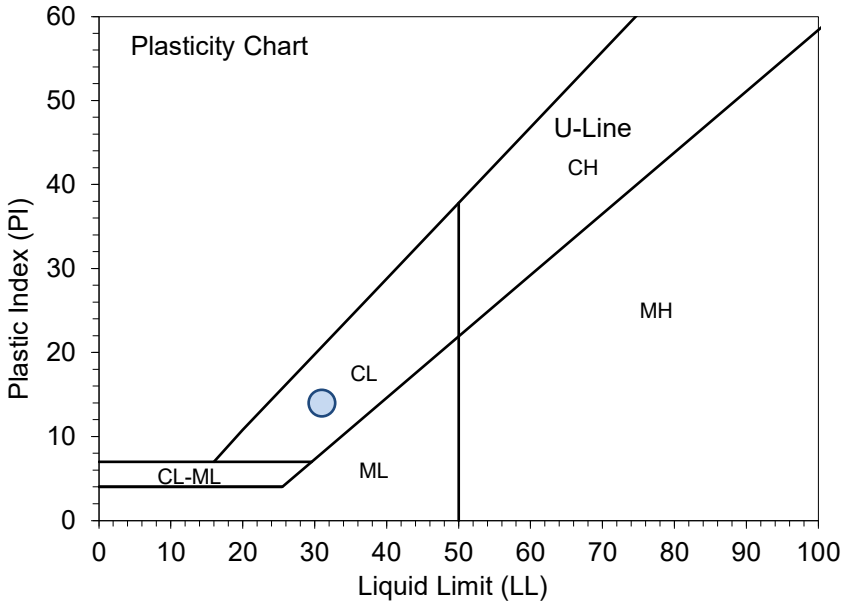
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	20	17
Wet Soil + Tare (g):	26.21	26.45	25.37
Dry Soil + Tare (g):	23.20	23.31	22.48
Moisture Loss (g):	3.01	3.14	2.89
Tare (g):	13.37	13.36	13.56
Dry Soil (g):	9.83	9.95	8.92
Moisture Content, w (%):	30.62	31.56	32.40
One-Point LL:	31	31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	17
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 30-33 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	10.1	Approximate maximum particle size:	2"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	25
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

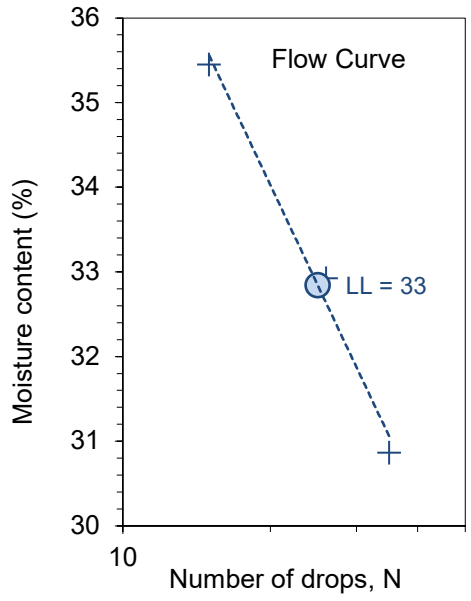
Determination No:	1	2
Wet Soil + Tare (g):	20.99	21.04
Dry Soil + Tare (g):	19.96	20.03
Moisture Loss (g):	1.03	1.01
Tare (g):	13.34	13.41
Dry Soil (g):	6.62	6.62
Moisture Content, w (%):	15.56	15.26

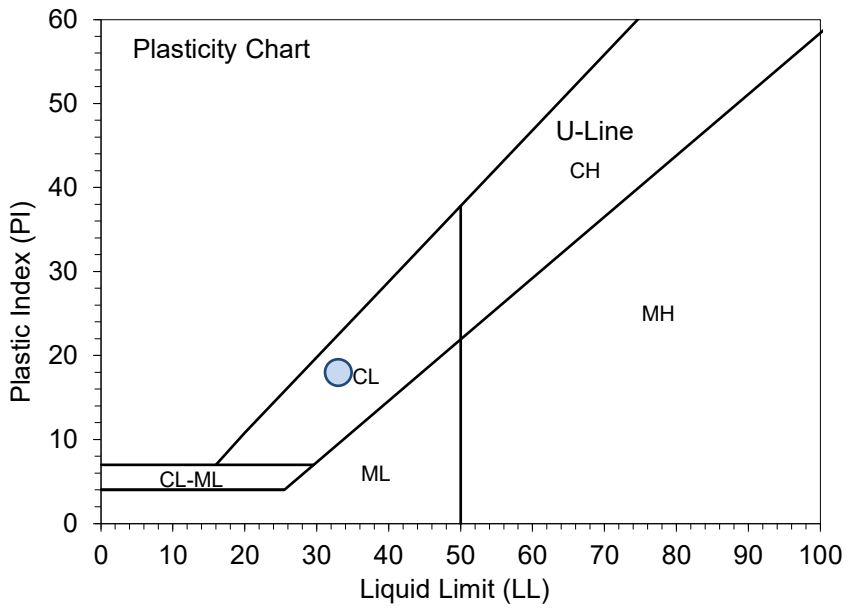
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	26	15
Wet Soil + Tare (g):	25.03	25.76	27.92
Dry Soil + Tare (g):	22.36	22.52	24.13
Moisture Loss (g):	2.67	3.24	3.79
Tare (g):	13.71	12.68	13.44
Dry Soil (g):	8.65	9.84	10.69
Moisture Content, w (%):	30.87	32.93	35.45
One-Point LL:		33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	15
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

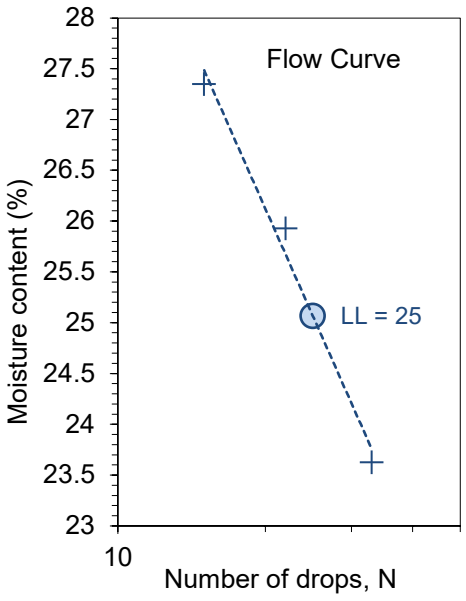
Determination No:	1	2
Wet Soil + Tare (g):	21.15	20.86
Dry Soil + Tare (g):	20.10	19.82
Moisture Loss (g):	1.05	1.04
Tare (g):	13.54	13.35
Dry Soil (g):	6.56	6.47
Moisture Content, w (%):	16.01	16.07

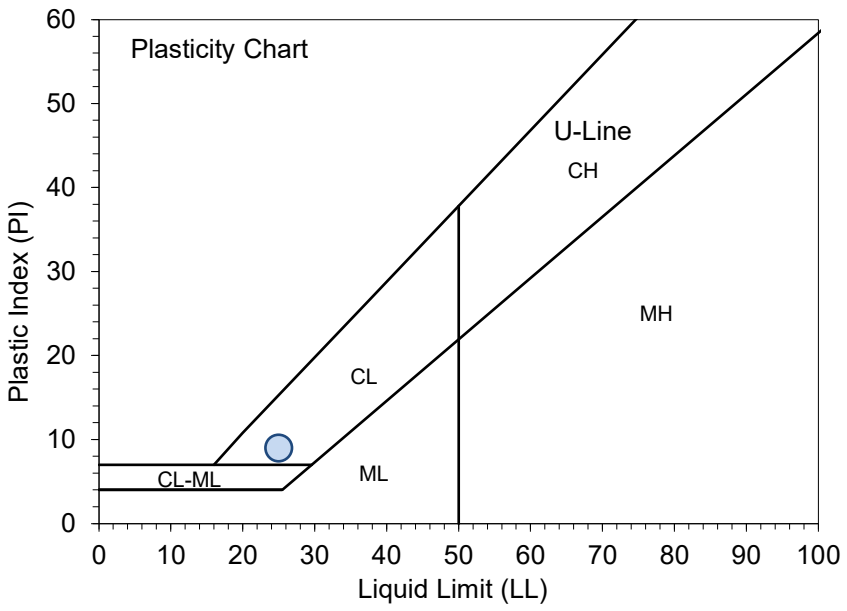
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	33	22	15
Wet Soil + Tare (g):	25.36	27.77	26.44
Dry Soil + Tare (g):	23.03	24.92	23.62
Moisture Loss (g):	2.33	2.85	2.82
Tare (g):	13.17	13.93	13.31
Dry Soil (g):	9.86	10.99	10.31
Moisture Content, w (%):	23.63	25.93	27.35
One-Point LL:		26	

Results

Liquid Limit, LL:	25
Plastic Limit, PL:	16
Plasticity Index, PI:	9





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Tested by: AT Date: 14-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Oven Dry	Laboratory sample description:	ol bn - lt bn clay
As-received water content(%):	13.7	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

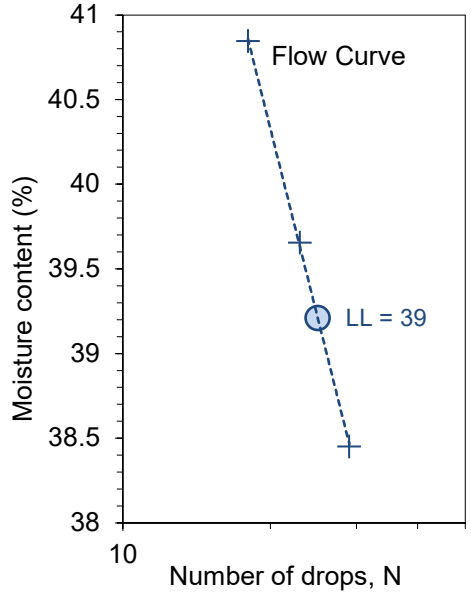
Determination No:	1	2
Wet Soil + Tare (g):	20.12	19.90
Dry Soil + Tare (g):	19.24	19.05
Moisture Loss (g):	0.88	0.85
Tare (g):	13.41	13.55
Dry Soil (g):	5.83	5.50
Moisture Content, w (%):	15.09	15.45

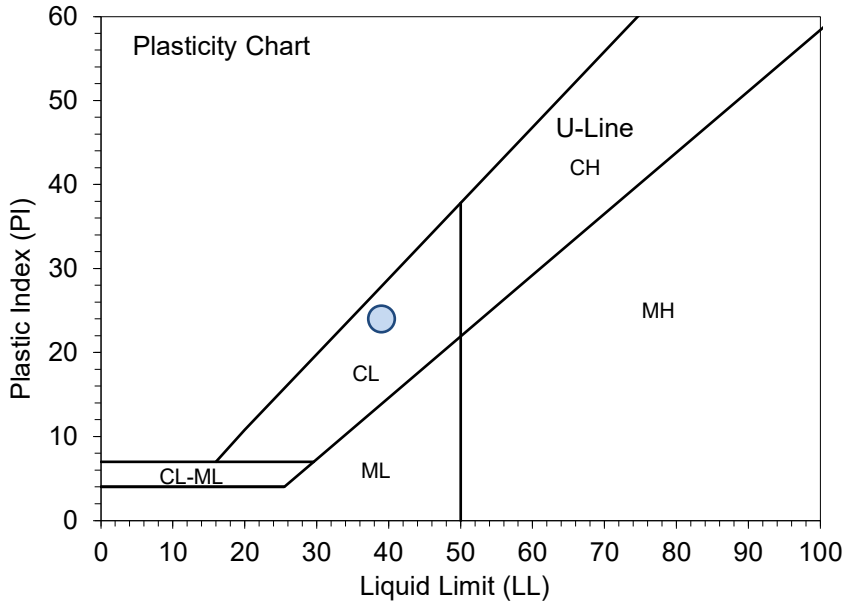
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	23	18
Wet Soil + Tare (g):	25.53	23.25	24.89
Dry Soil + Tare (g):	22.20	20.47	21.61
Moisture Loss (g):	3.33	2.78	3.28
Tare (g):	13.54	13.46	13.58
Dry Soil (g):	8.66	7.01	8.03
Moisture Content, w (%):	38.45	39.66	40.85
One-Point LL:	39	39	

Results

Liquid Limit, LL:	39
Plastic Limit, PL:	15
Plasticity Index, PI:	24





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Tested by: AT Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - yl bn clay
As-received water content(%):	16.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

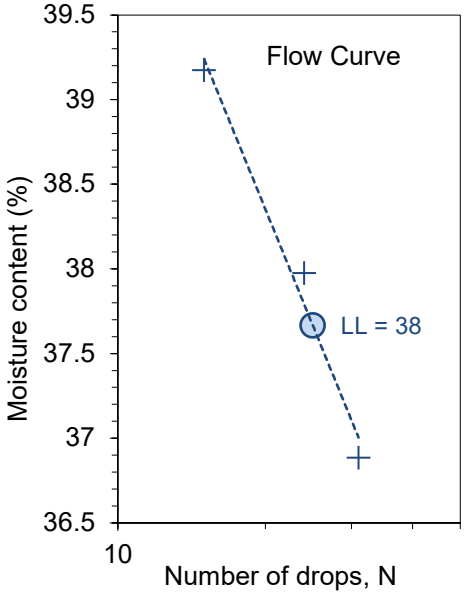
Determination No:	1	2
Wet Soil + Tare (g):	19.43	20.15
Dry Soil + Tare (g):	18.38	18.97
Moisture Loss (g):	1.05	1.18
Tare (g):	13.17	13.33
Dry Soil (g):	5.21	5.64
Moisture Content, w (%):	20.15	20.92

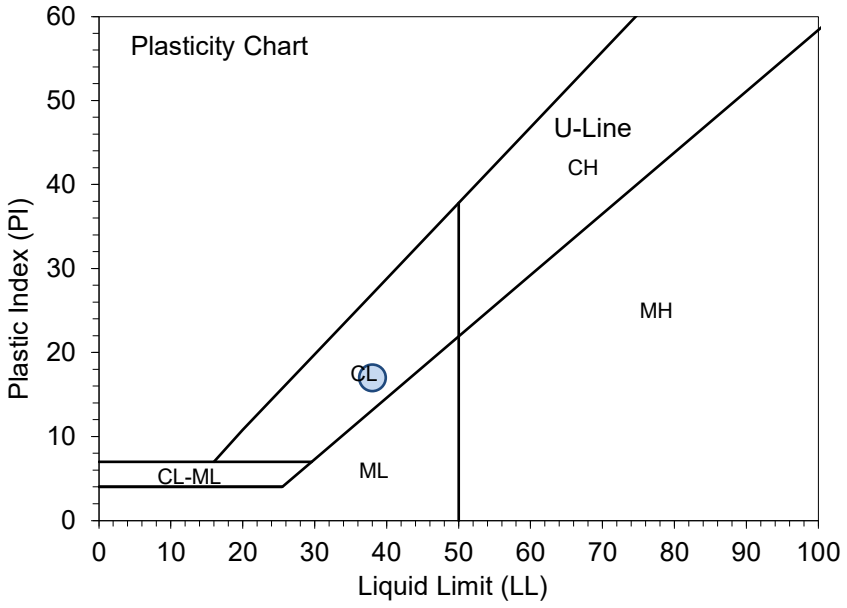
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	24	15
Wet Soil + Tare (g):	24.39	24.09	24.32
Dry Soil + Tare (g):	21.38	21.20	21.28
Moisture Loss (g):	3.01	2.89	3.04
Tare (g):	13.22	13.59	13.52
Dry Soil (g):	8.16	7.61	7.76
Moisture Content, w (%):	36.89	37.98	39.18
One-Point LL:		38	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	21
Plasticity Index, PI:	17





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 17.5-19 ft

Tested by: AT Date: 14-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - lt bn clay
As-received water content(%):	13.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

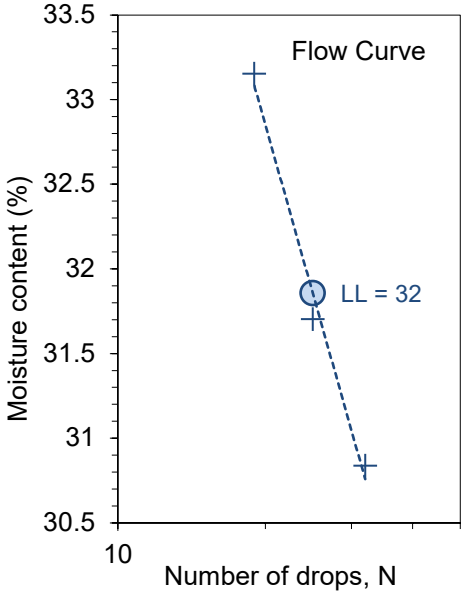
Determination No:	1	2
Wet Soil + Tare (g):	19.95	20.16
Dry Soil + Tare (g):	19.14	19.35
Moisture Loss (g):	0.81	0.81
Tare (g):	13.37	13.72
Dry Soil (g):	5.77	5.63
Moisture Content, w (%):	14.04	14.39

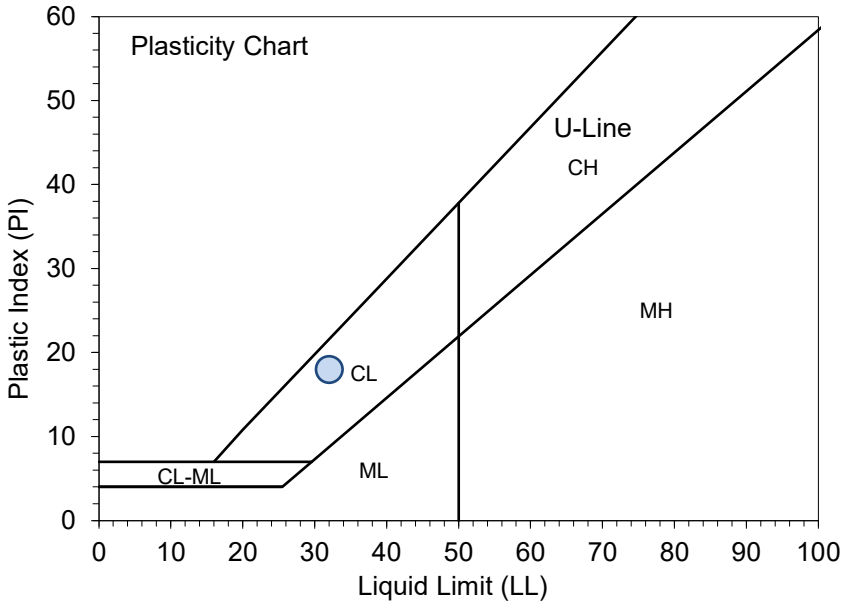
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	25	19
Wet Soil + Tare (g):	24.78	24.96	26.04
Dry Soil + Tare (g):	22.10	22.17	22.95
Moisture Loss (g):	2.68	2.79	3.09
Tare (g):	13.41	13.37	13.63
Dry Soil (g):	8.69	8.80	9.32
Moisture Content, w (%):	30.84	31.70	33.15
One-Point LL:		32	

Results

Liquid Limit, LL:	32
Plastic Limit, PL:	14
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn clay
As-received water content(%):	7.1	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

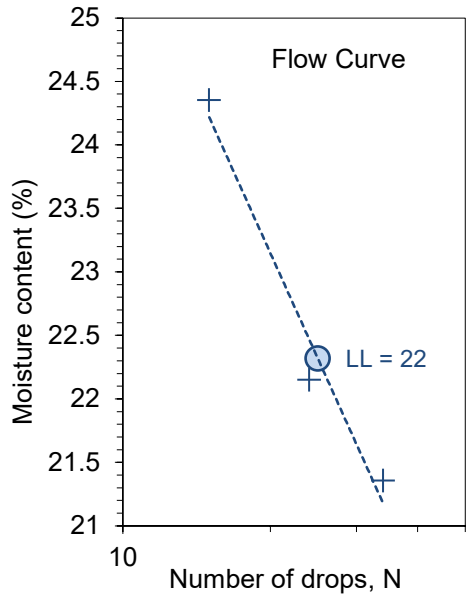
Determination No:	1	2
Wet Soil + Tare (g):	21.19	21.07
Dry Soil + Tare (g):	20.16	20.08
Moisture Loss (g):	1.03	0.99
Tare (g):	13.51	13.52
Dry Soil (g):	6.65	6.56
Moisture Content, w (%):	15.49	15.09

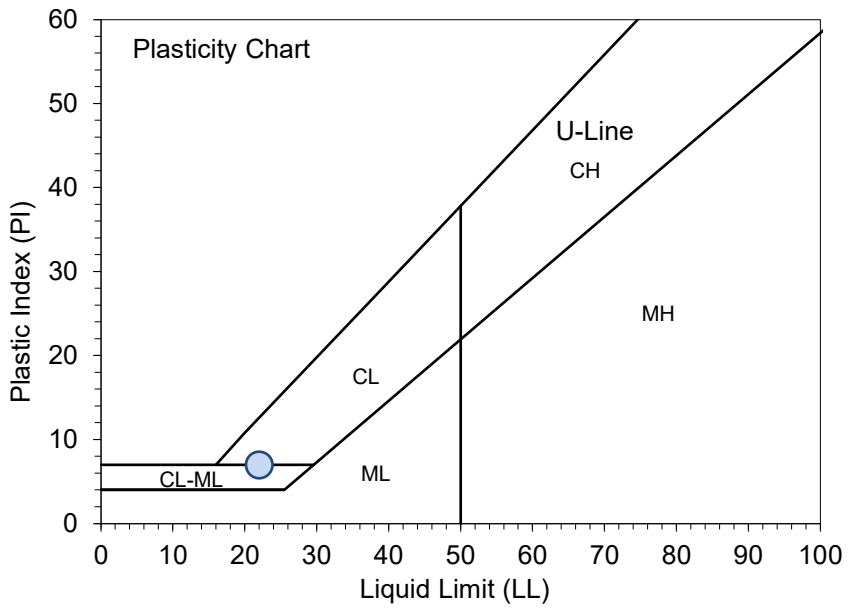
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	24	15
Wet Soil + Tare (g):	26.21	23.44	27.01
Dry Soil + Tare (g):	23.95	21.63	24.37
Moisture Loss (g):	2.26	1.81	2.64
Tare (g):	13.37	13.46	13.53
Dry Soil (g):	10.58	8.17	10.84
Moisture Content, w (%):	21.36	22.15	24.35
One-Point LL:		22	

Results

Liquid Limit, LL:	22
Plastic Limit, PL:	15
Plasticity Index, PI:	7





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 5-7 ft

Tested by: AT Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn clay
As-received water content(%):	10.2	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

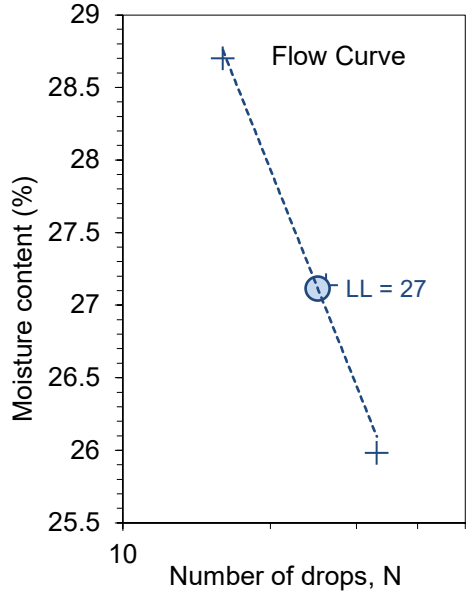
Determination No:	1	2
Wet Soil + Tare (g):	21.43	19.90
Dry Soil + Tare (g):	20.42	18.89
Moisture Loss (g):	1.01	1.01
Tare (g):	13.70	12.28
Dry Soil (g):	6.72	6.61
Moisture Content, w (%):	15.03	15.28

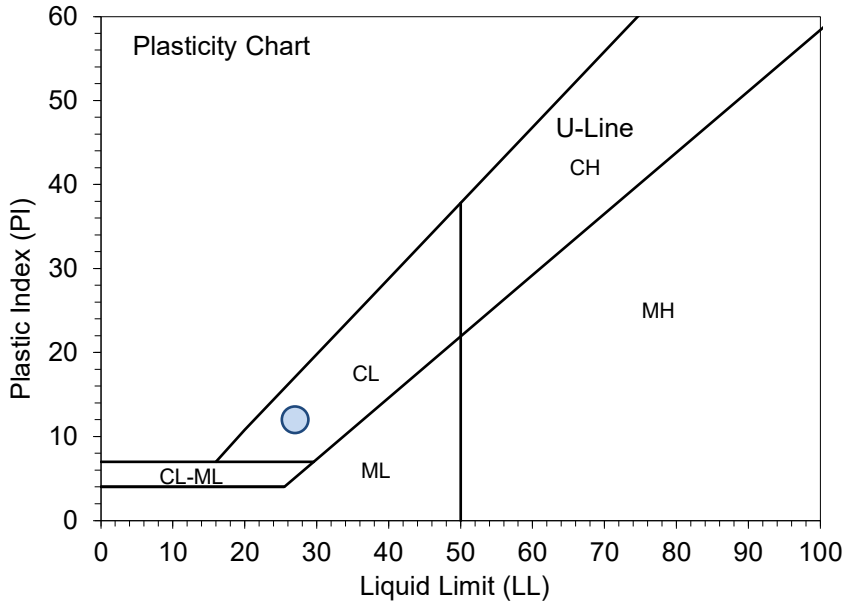
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	33	26	16
Wet Soil + Tare (g):	27.08	27.26	26.22
Dry Soil + Tare (g):	24.24	24.31	23.41
Moisture Loss (g):	2.84	2.95	2.81
Tare (g):	13.31	13.44	13.62
Dry Soil (g):	10.93	10.87	9.79
Moisture Content, w (%):	25.98	27.14	28.70
One-Point LL:		27	

Results

Liquid Limit, LL:	27
Plastic Limit, PL:	15
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 10-12 ft

Tested by: CML Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn silt
As-received water content(%):	12.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

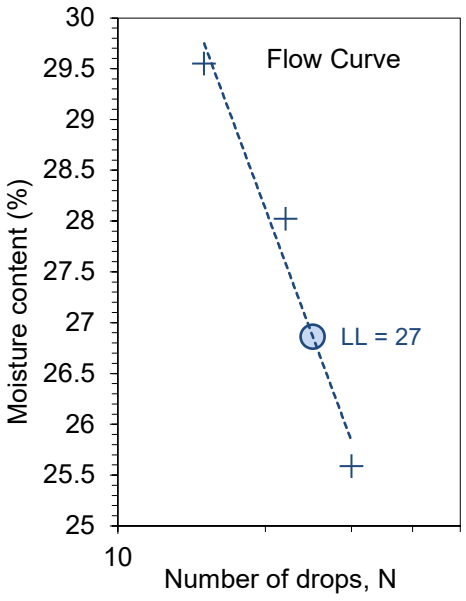
Determination No:	1	2
Wet Soil + Tare (g):	21.25	21.25
Dry Soil + Tare (g):	20.12	20.16
Moisture Loss (g):	1.13	1.09
Tare (g):	13.48	13.69
Dry Soil (g):	6.64	6.47
Moisture Content, w (%):	17.02	16.85

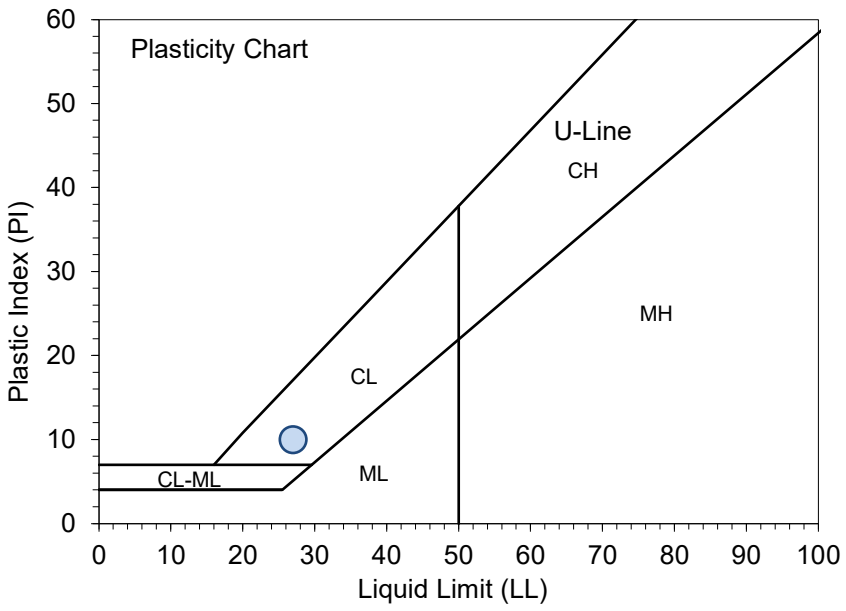
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	22	15
Wet Soil + Tare (g):	26.06	25.37	26.24
Dry Soil + Tare (g):	23.47	22.80	23.27
Moisture Loss (g):	2.59	2.57	2.97
Tare (g):	13.35	13.63	13.22
Dry Soil (g):	10.12	9.17	10.05
Moisture Content, w (%):	25.59	28.03	29.55
One-Point LL:	26	28	

Results

Liquid Limit, LL:	27
Plastic Limit, PL:	17
Plasticity Index, PI:	10





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 20-21 ft

Tested by: PJF Date: 14-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn clay
As-received water content(%):	10.6	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

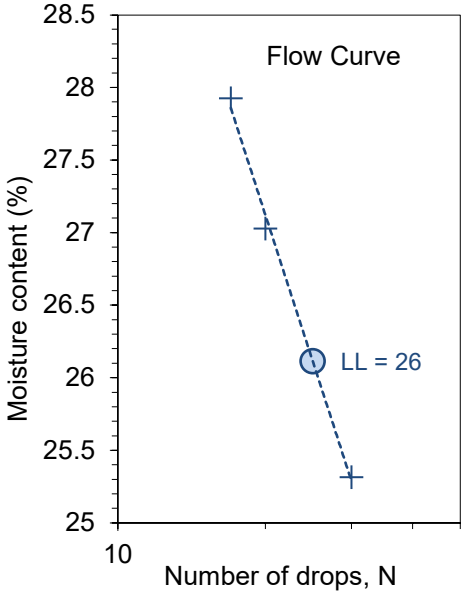
Determination No:	1	2
Wet Soil + Tare (g):	20.36	20.51
Dry Soil + Tare (g):	19.50	19.65
Moisture Loss (g):	0.86	0.86
Tare (g):	13.51	13.56
Dry Soil (g):	5.99	6.09
Moisture Content, w (%):	14.36	14.12

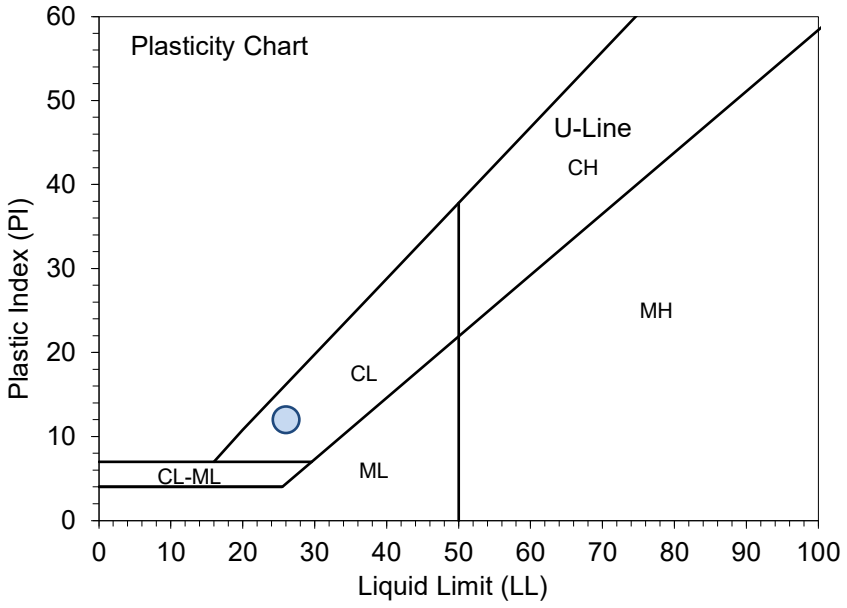
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	20	17
Wet Soil + Tare (g):	27.36	25.95	26.13
Dry Soil + Tare (g):	24.56	23.02	23.34
Moisture Loss (g):	2.80	2.93	2.79
Tare (g):	13.50	12.18	13.35
Dry Soil (g):	11.06	10.84	9.99
Moisture Content, w (%):	25.32	27.03	27.93
One-Point LL:	26	26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	14
Plasticity Index, PI:	12





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Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 18-19 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - bn clay

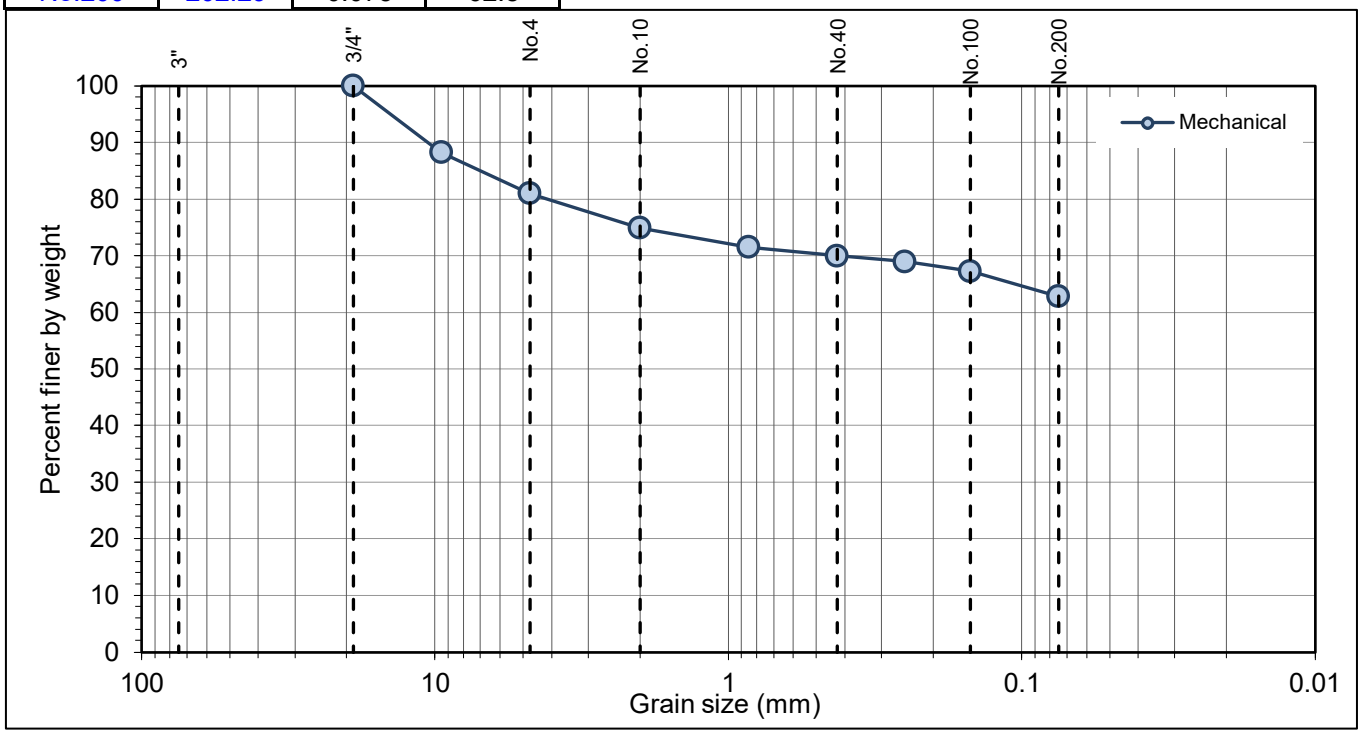
Reduced by: AT Comments: 1.5" rock not included in curve (274.56 g).

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	611.04	543.90
	-	
	611.04	543.90
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	806.82
Dry soil + tare (g):	-	739.68
Tare (g):	-	195.78
Moisture content (%):	0.0	12.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	63.83	9.5	88.3
No.4	103.44	4.75	81.0
No.10	136.66	2	74.9
No.20	154.83	0.85	71.5
No.40	163.20	0.425	70.0
No.60	168.87	0.25	69.0
No.100	177.88	0.15	67.3
No.200	202.29	0.075	62.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 27-29 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: bn - gy clay

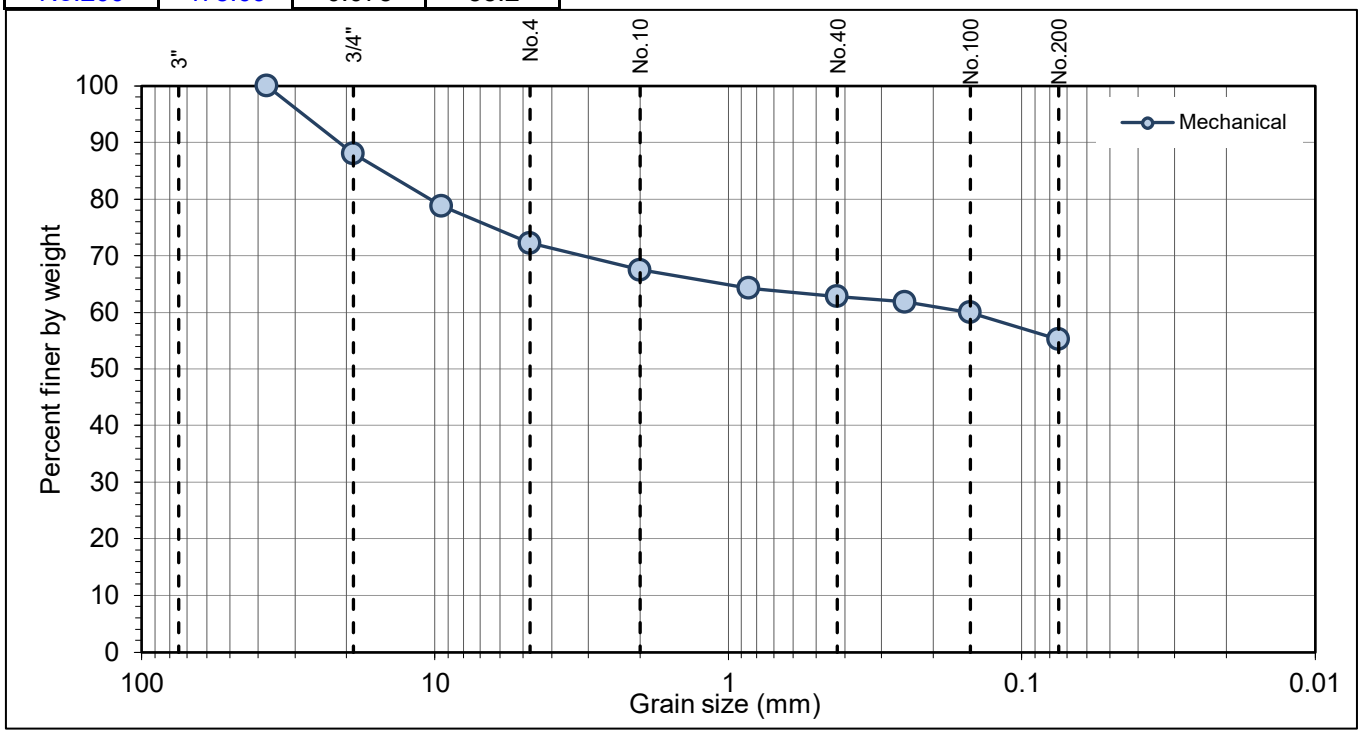
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1176.70	1060.40
	-	
	1176.70	1060.40
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1190.54
Dry soil + tare (g):	-	1074.24
Tare (g):	-	13.84
Moisture content (%):	0.0	11.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	126.52	19	88.1
3/8"	224.74	9.5	78.8
No.4	294.18	4.75	72.3
No.10	344.98	2	67.5
No.20	378.88	0.85	64.3
No.40	394.65	0.425	62.8
No.60	404.46	0.25	61.9
No.100	424.49	0.15	60.0
No.200	475.09	0.075	55.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 54.5-57 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - dk gy clay

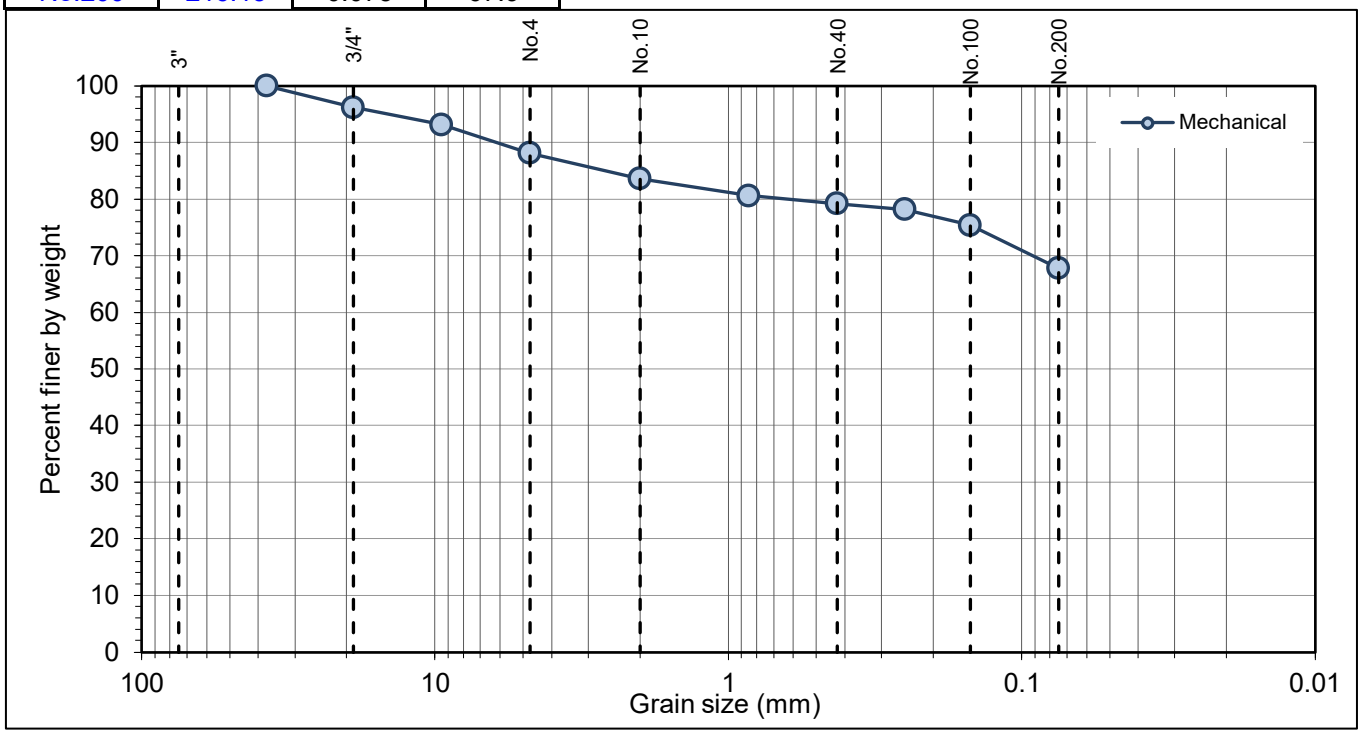
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	756.76	672.36
	-	
	756.76	672.36
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	953.45
Dry soil + tare (g):	-	869.05
Tare (g):	-	196.69
Moisture content (%):	0.0	12.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	25.43	19	96.2
3/8"	45.79	9.5	93.2
No.4	79.85	4.75	88.1
No.10	110.12	2	83.6
No.20	130.27	0.85	80.6
No.40	139.92	0.425	79.2
No.60	146.52	0.25	78.2
No.100	165.51	0.15	75.4
No.200	216.13	0.075	67.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 67-69 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: dk gy - lt bn clay

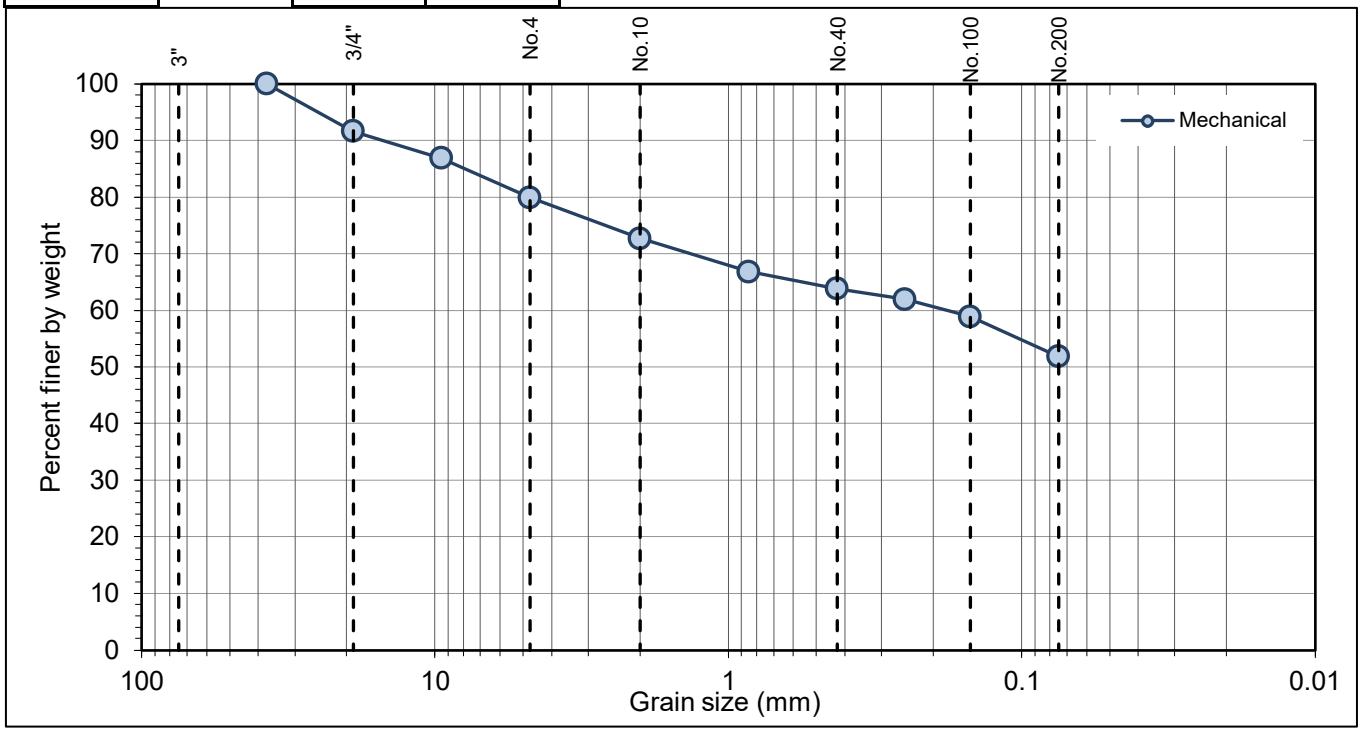
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	651.92	592.70
	-	
	651.92	592.70
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	847.34
Dry soil + tare (g):	-	788.12
Tare (g):	-	195.42
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	49.64	19	91.6
3/8"	77.83	9.5	86.9
No.4	119.04	4.75	79.9
No.10	161.80	2	72.7
No.20	196.75	0.85	66.8
No.40	214.54	0.425	63.8
No.60	225.55	0.25	61.9
No.100	243.72	0.15	58.9
No.200	285.30	0.075	51.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 72.5-75 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - dk gy clay

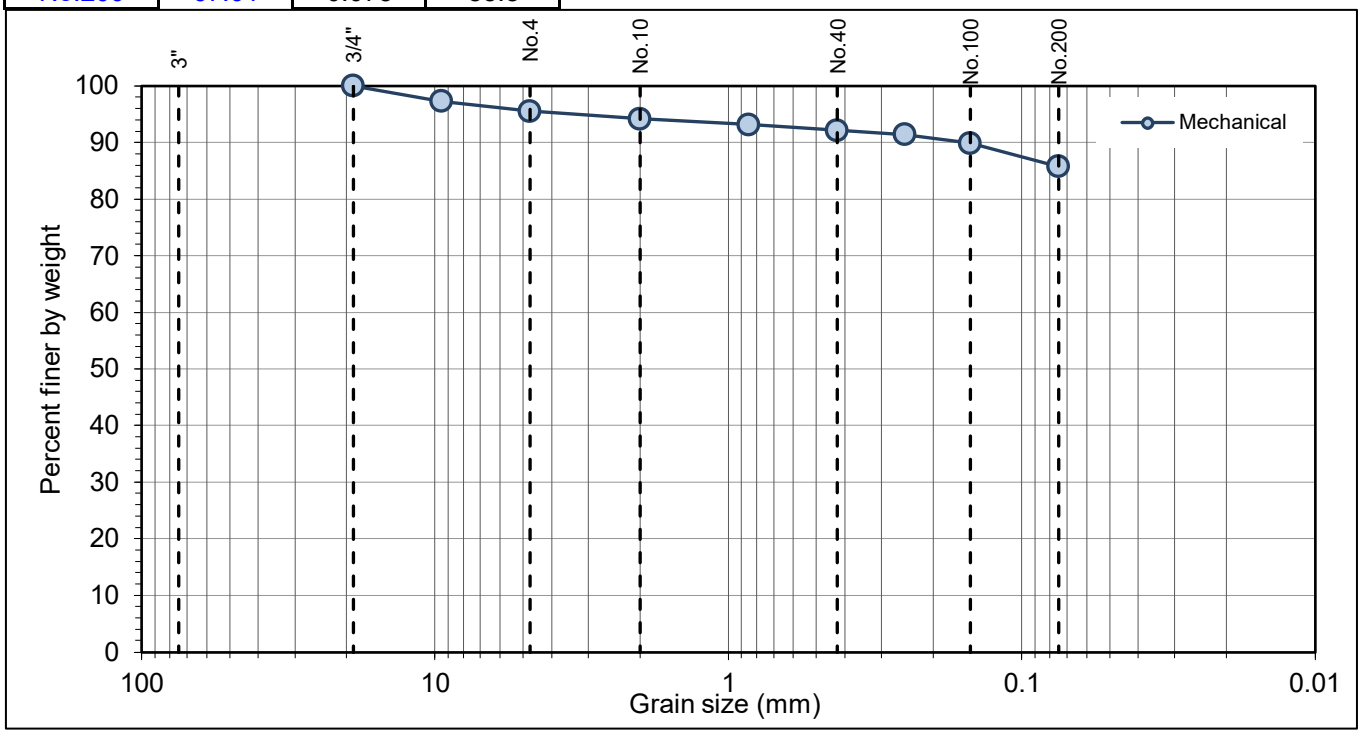
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	570.23	472.61
	-	
	570.23	472.61
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	688.39
Dry soil + tare (g):	-	590.77
Tare (g):	-	118.16
Moisture content (%):	0.0	20.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	12.74	9.5	97.3
No.4	21.18	4.75	95.5
No.10	27.46	2	94.2
No.20	32.38	0.85	93.1
No.40	36.99	0.425	92.2
No.60	40.67	0.25	91.4
No.100	47.81	0.15	89.9
No.200	67.01	0.075	85.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 14.5-16 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - ol bn clay

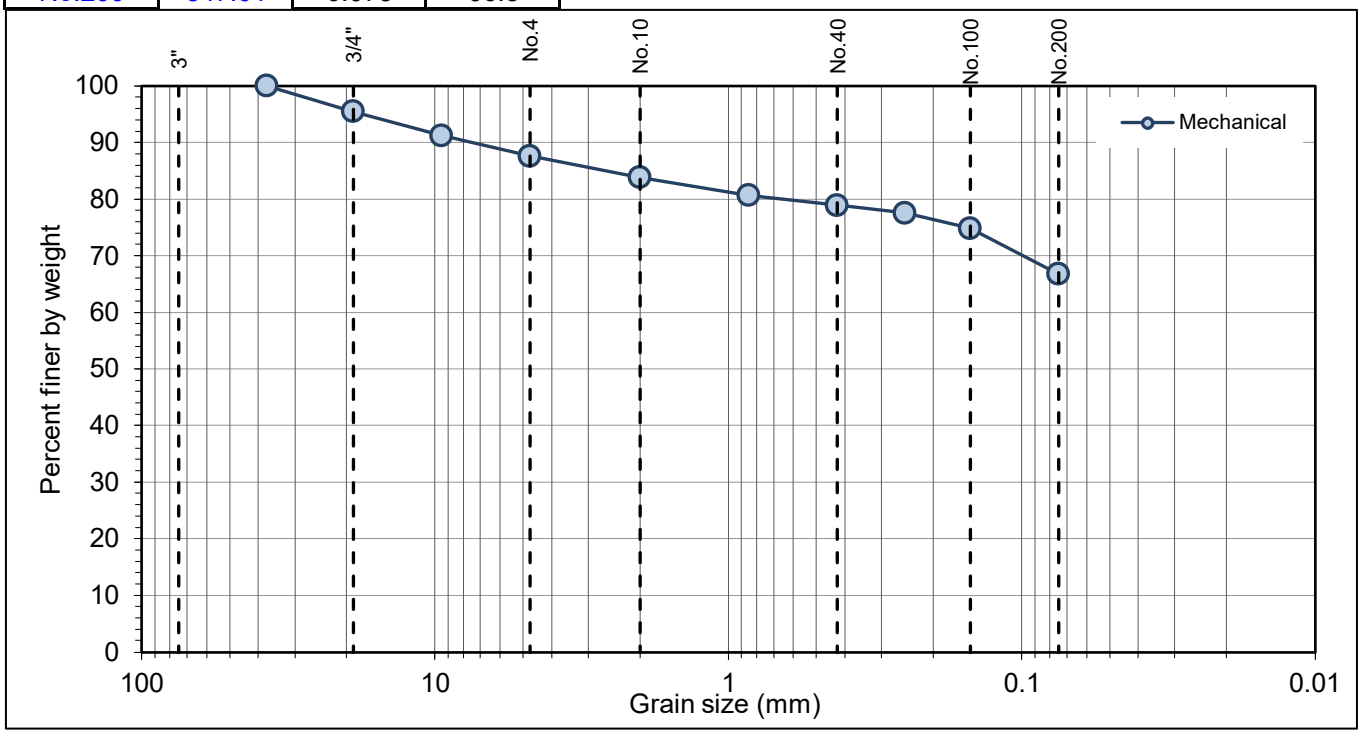
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1841.90	1646.32
	-	
	1841.90	1646.32
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2264.09
Dry soil + tare (g):	-	2068.51
Tare (g):	-	422.19
Moisture content (%):	0.0	11.9

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	74.19	19	95.5
3/8"	144.60	9.5	91.2
No.4	203.84	4.75	87.6
No.10	266.51	2	83.8
No.20	318.13	0.85	80.7
No.40	347.49	0.425	78.9
No.60	369.50	0.25	77.6
No.100	413.96	0.15	74.9
No.200	547.01	0.075	66.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - ol bn clay

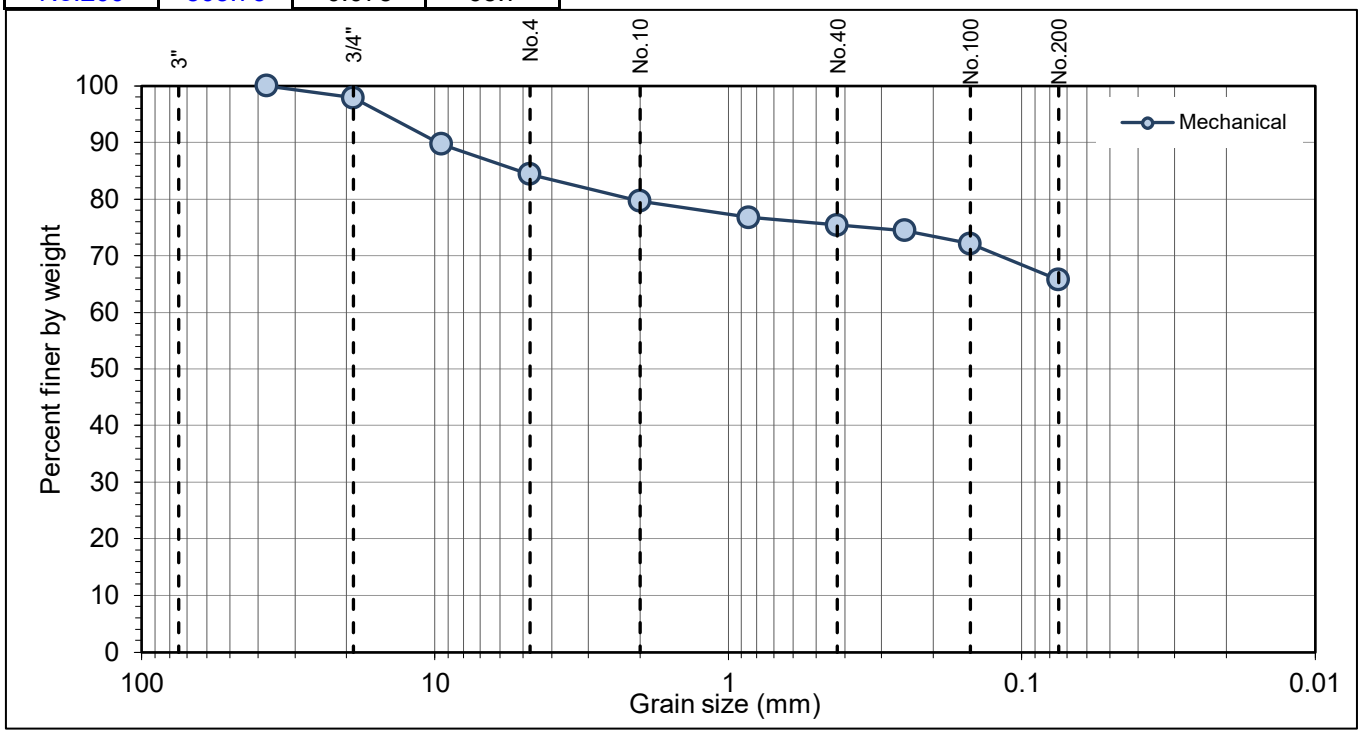
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1666.16	1470.26
	-	
	1666.16	1470.26
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2104.69
Dry soil + tare (g):	-	1908.79
Tare (g):	-	438.53
Moisture content (%):	0.0	13.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	30.28	19	97.9
3/8"	150.96	9.5	89.7
No.4	229.44	4.75	84.4
No.10	298.96	2	79.7
No.20	341.90	0.85	76.7
No.40	361.85	0.425	75.4
No.60	375.86	0.25	74.4
No.100	409.90	0.15	72.1
No.200	503.73	0.075	65.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 32-35 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - dk yl bn clay

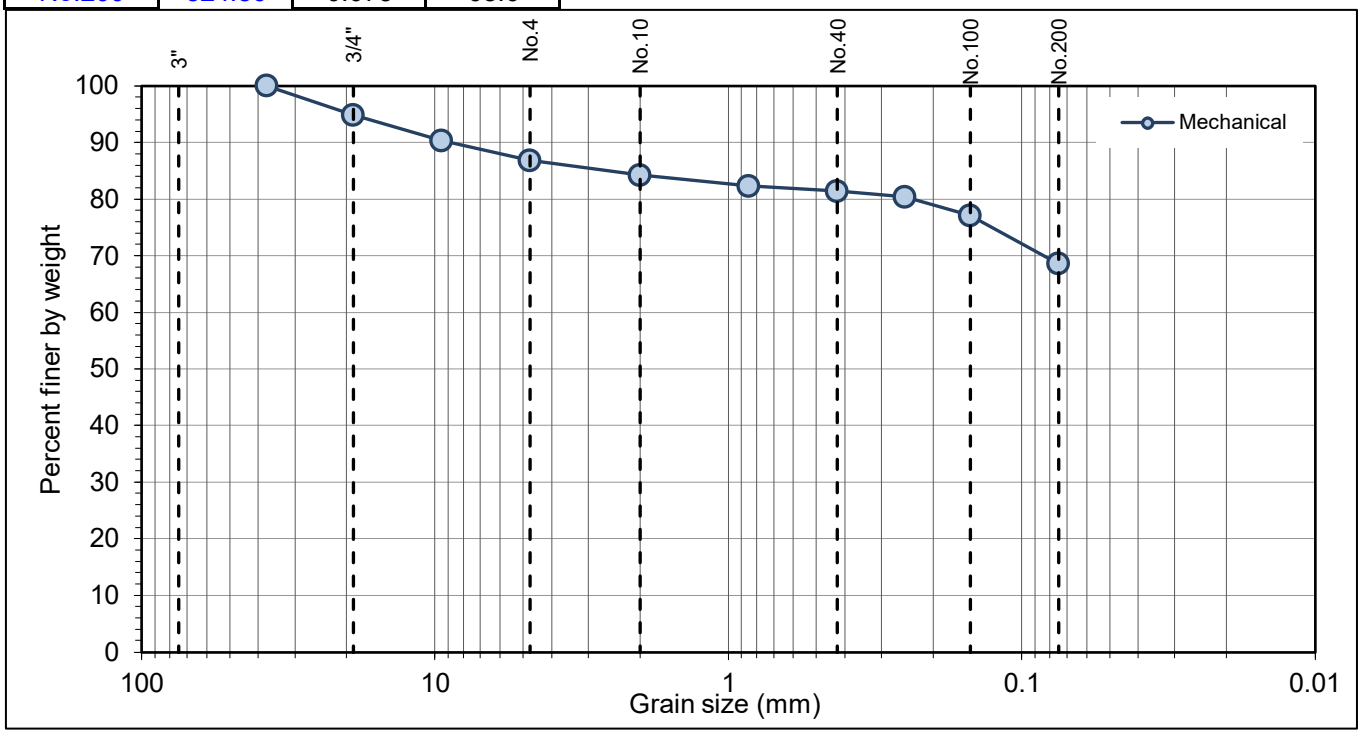
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1913.95	1670.91
	-	
	1913.95	1670.91
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2453.36
Dry soil + tare (g):	-	2210.32
Tare (g):	-	539.41
Moisture content (%):	0.0	14.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	85.48	19	94.9
3/8"	161.21	9.5	90.4
No.4	219.81	4.75	86.8
No.10	263.64	2	84.2
No.20	295.15	0.85	82.3
No.40	311.17	0.425	81.4
No.60	327.50	0.25	80.4
No.100	382.33	0.15	77.1
No.200	524.86	0.075	68.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 38.5-40 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - ol bn clay

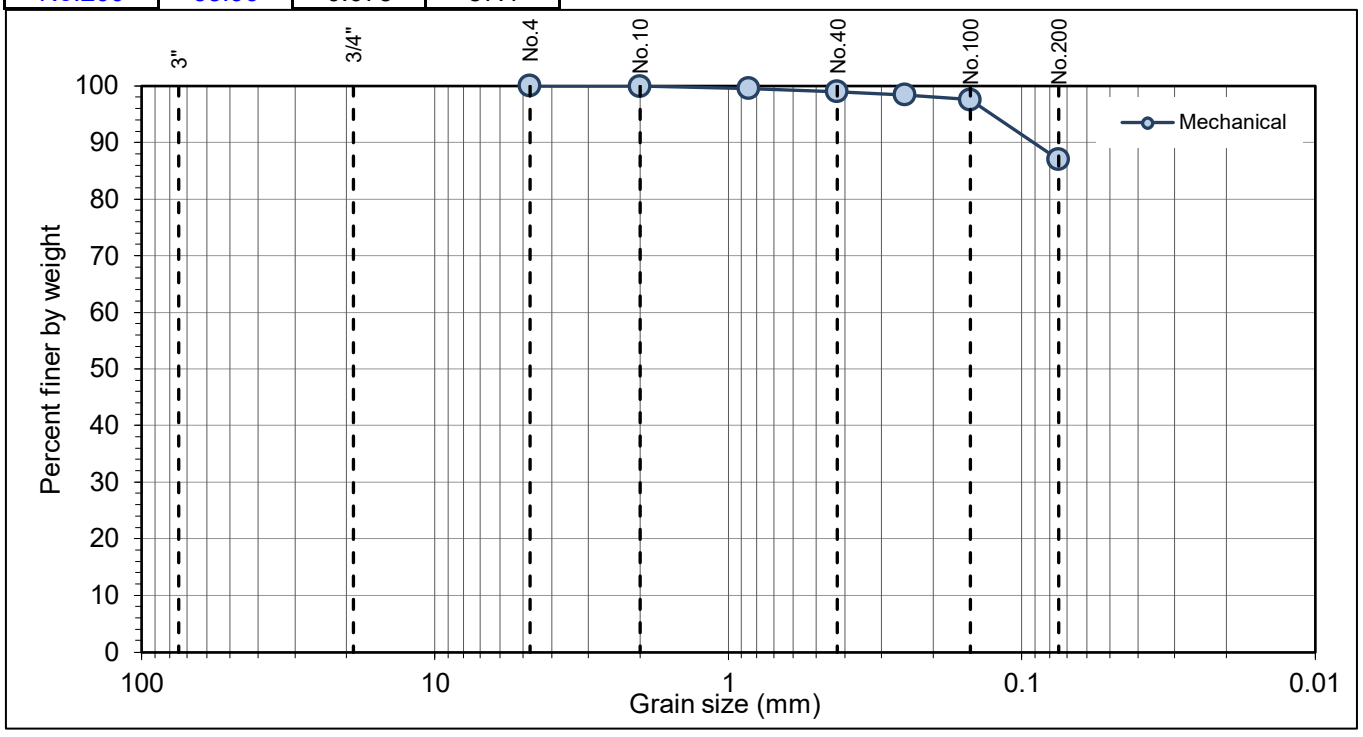
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	321.05	278.08
	-	
	321.05	278.08
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	448.30
Dry soil + tare (g):	-	405.33
Tare (g):	-	127.25
Moisture content (%):	0.0	15.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	-
No.4	-	4.75	100.0
No.10	0.15	2	99.9
No.20	1.17	0.85	99.6
No.40	2.85	0.425	99.0
No.60	4.46	0.25	98.4
No.100	6.75	0.15	97.6
No.200	35.96	0.075	87.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 52-55 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: gy - ol bn clay

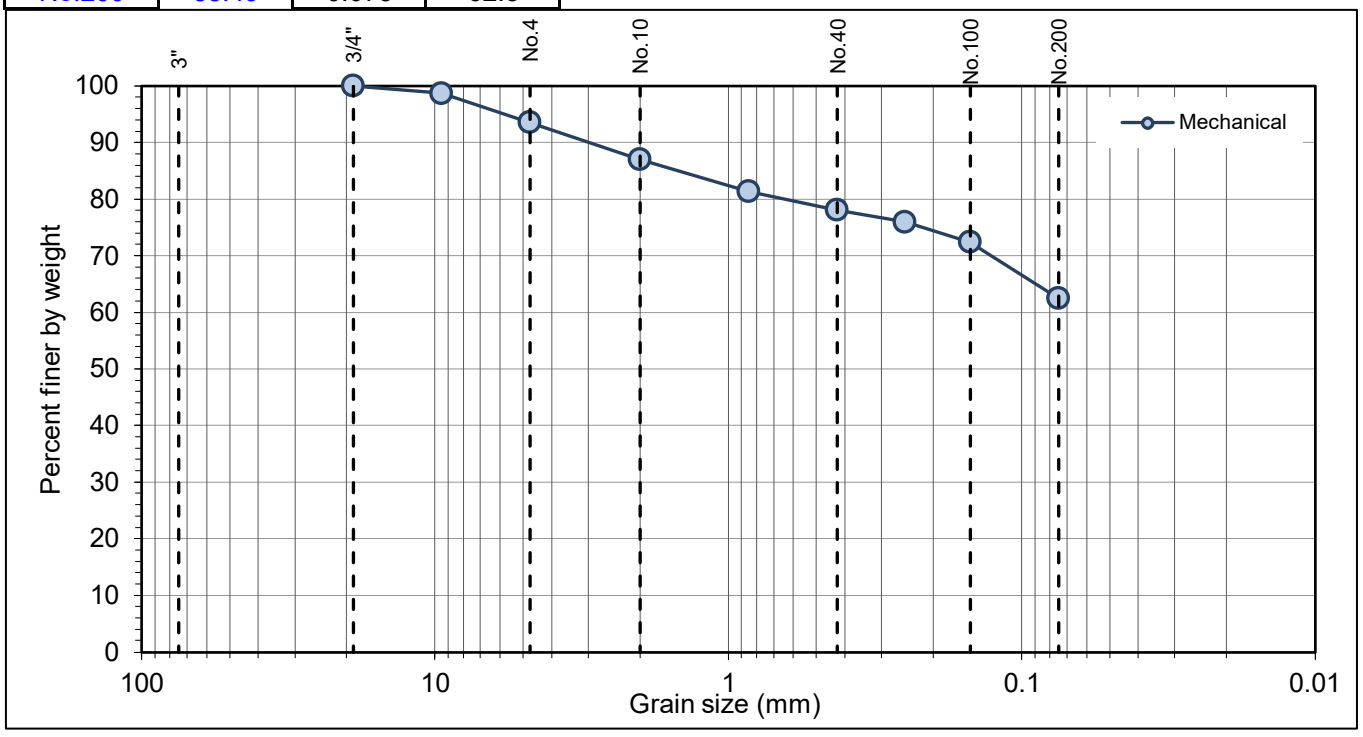
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	262.98	235.69
	-	
	262.98	235.69
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	460.49
Dry soil + tare (g):	-	433.20
Tare (g):	-	197.51
Moisture content (%):	0.0	11.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	3.09	9.5	98.7
No.4	15.18	4.75	93.6
No.10	30.60	2	87.0
No.20	44.01	0.85	81.3
No.40	51.69	0.425	78.1
No.60	56.57	0.25	76.0
No.100	65.04	0.15	72.4
No.200	88.49	0.075	62.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 60-62 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt bn - bn clay

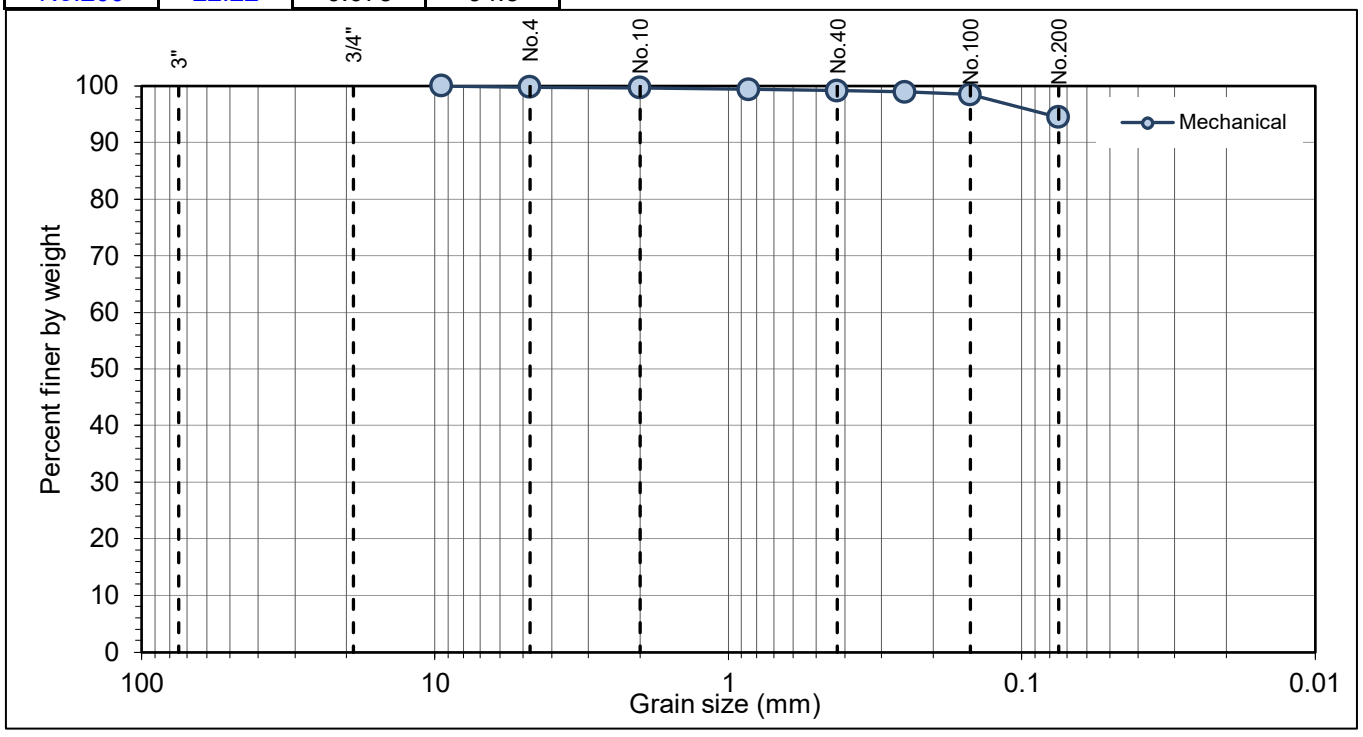
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	460.33	404.88
	-	
	460.33	404.88
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	656.13
Dry soil + tare (g):	-	600.68
Tare (g):	-	195.80
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	0.93	4.75	99.8
No.10	1.29	2	99.7
No.20	2.54	0.85	99.4
No.40	3.42	0.425	99.2
No.60	4.29	0.25	98.9
No.100	6.05	0.15	98.5
No.200	22.22	0.075	94.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 64.5-67 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - ol bn clay

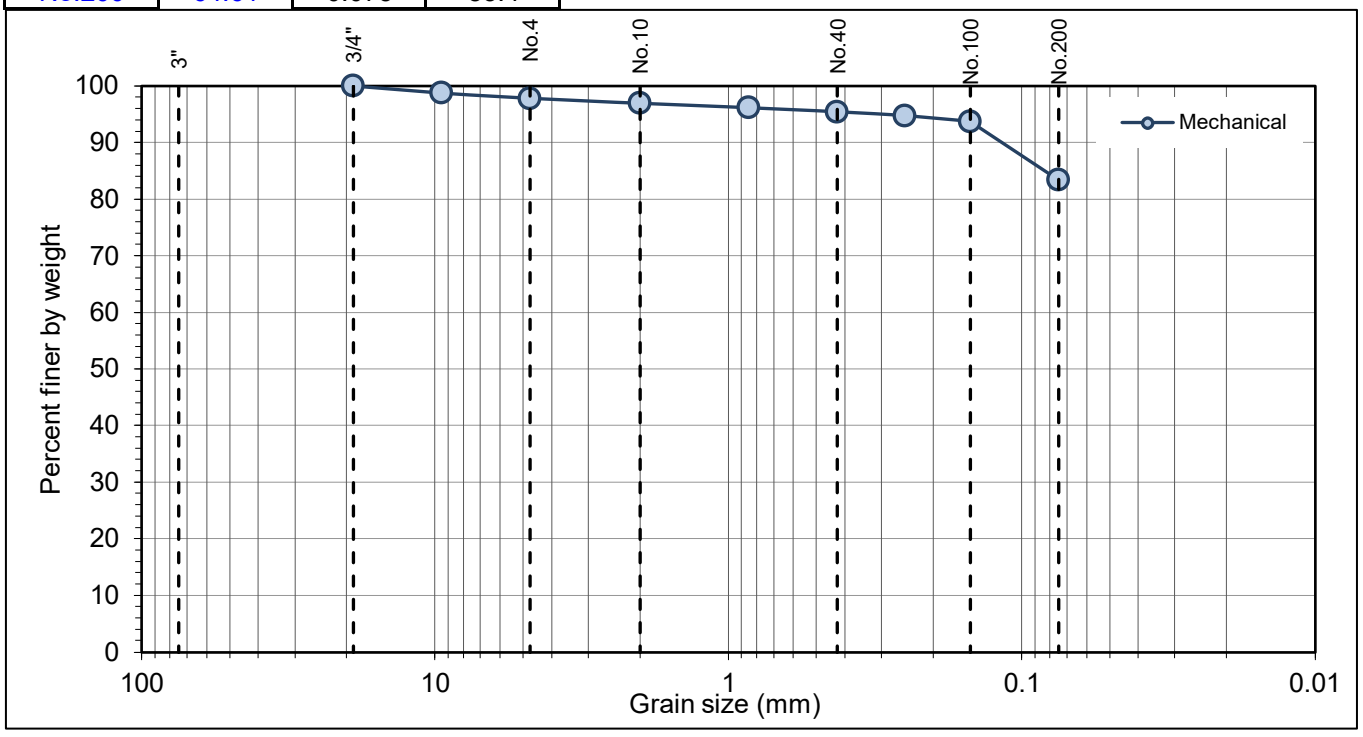
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	439.79	389.75
	-	
	439.79	389.75
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	566.47
Dry soil + tare (g):	-	516.43
Tare (g):	-	126.68
Moisture content (%):	0.0	12.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	4.88	9.5	98.7
No.4	8.54	4.75	97.8
No.10	11.97	2	96.9
No.20	14.92	0.85	96.2
No.40	17.72	0.425	95.5
No.60	20.42	0.25	94.8
No.100	24.38	0.15	93.7
No.200	64.61	0.075	83.4



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 4.5-7 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt bn - bn clay

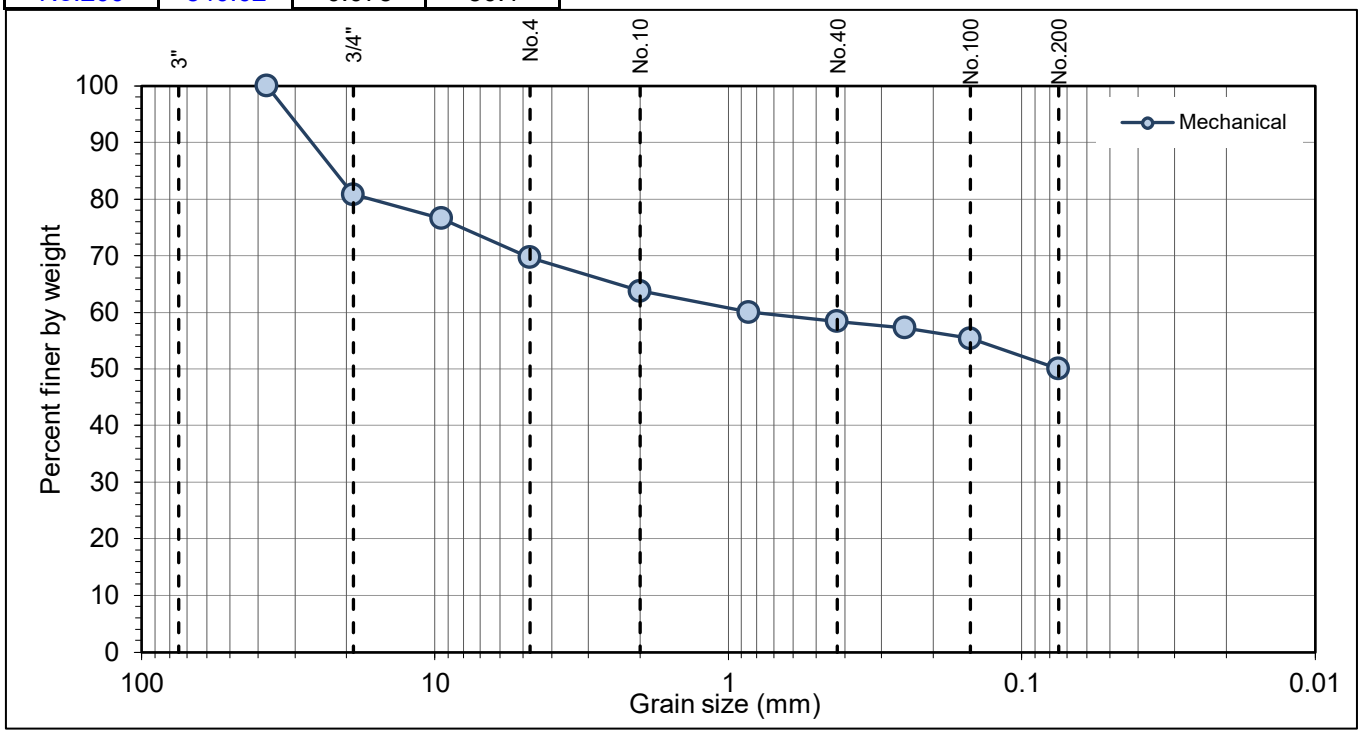
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1190.05	1081.24
	-	
	1190.05	1081.24
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1630.20
Dry soil + tare (g):	-	1521.39
Tare (g):	-	440.15
Moisture content (%):	0.0	10.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	207.44	19	80.8
3/8"	253.12	9.5	76.6
No.4	327.87	4.75	69.7
No.10	391.94	2	63.8
No.20	432.35	0.85	60.0
No.40	450.20	0.425	58.4
No.60	461.91	0.25	57.3
No.100	482.07	0.15	55.4
No.200	540.02	0.075	50.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: pl ol bn - bn clay

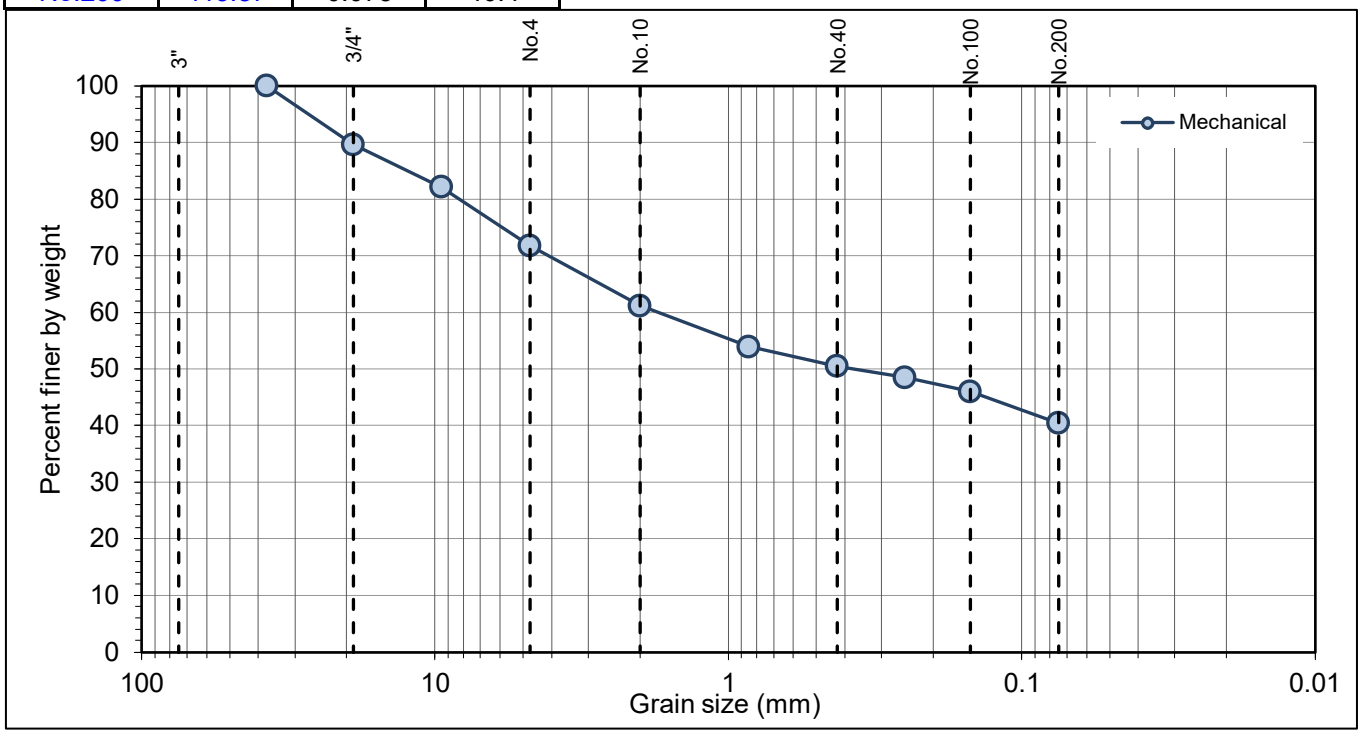
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	753.04	694.60
	-	
	753.04	694.60
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	872.07
Dry soil + tare (g):	-	813.63
Tare (g):	-	119.03
Moisture content (%):	0.0	8.4

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	71.73	19	89.7
3/8"	124.07	9.5	82.1
No.4	195.76	4.75	71.8
No.10	269.78	2	61.2
No.20	320.16	0.85	53.9
No.40	343.81	0.425	50.5
No.60	357.58	0.25	48.5
No.100	374.88	0.15	46.0
No.200	413.87	0.075	40.4



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - bn clay

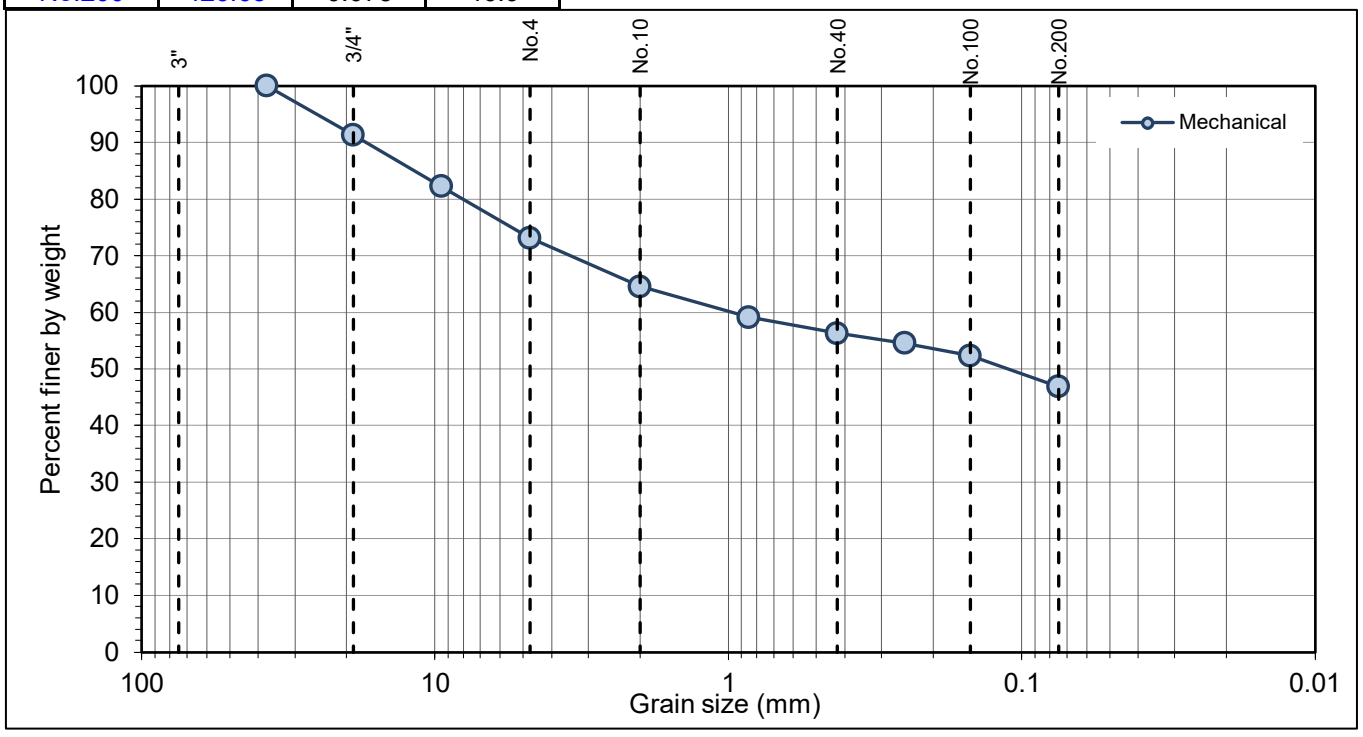
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	902.23	802.85
	-	
	902.23	802.85
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1046.88
Dry soil + tare (g):	-	947.50
Tare (g):	-	144.65
Moisture content (%):	0.0	12.4

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	69.23	19	91.4
3/8"	142.35	9.5	82.3
No.4	215.38	4.75	73.2
No.10	284.76	2	64.5
No.20	328.36	0.85	59.1
No.40	350.76	0.425	56.3
No.60	364.76	0.25	54.6
No.100	382.68	0.15	52.3
No.200	426.63	0.075	46.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 30-33 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: bn - dk bn clay

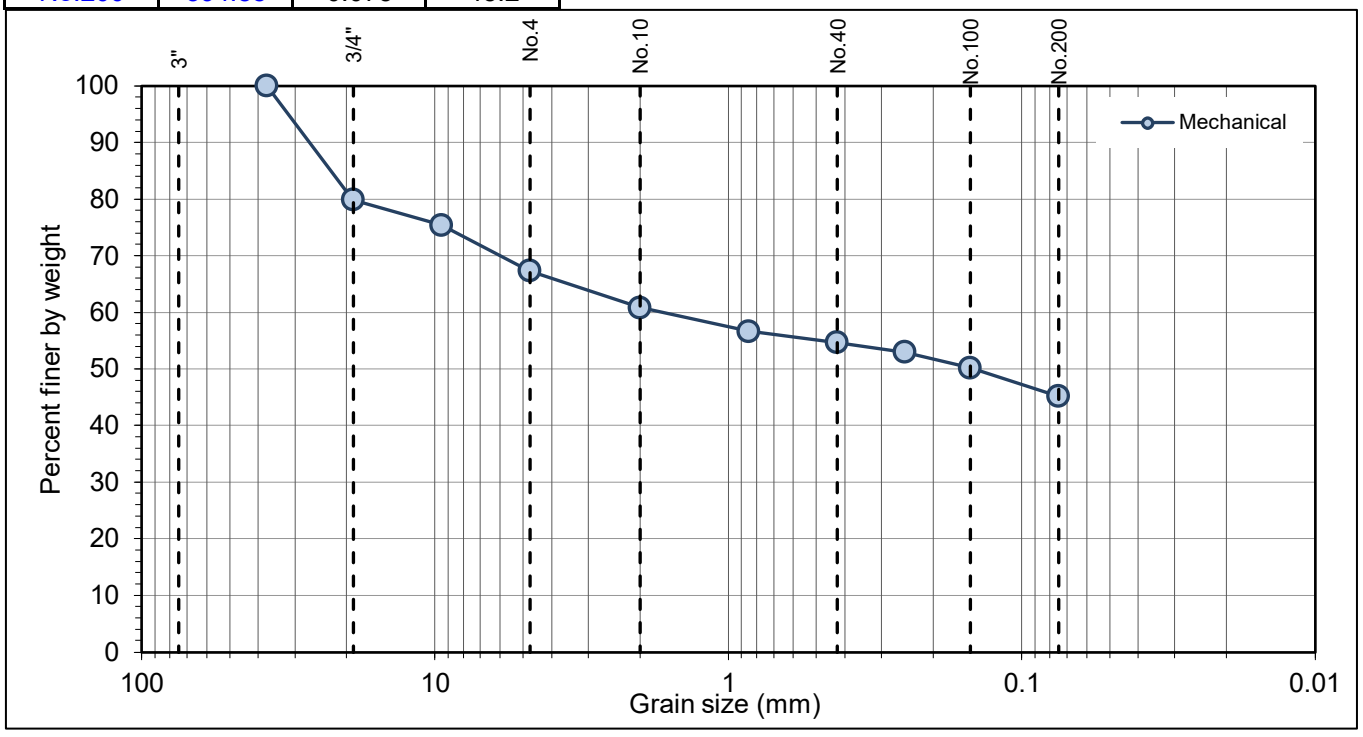
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	798.88	720.83
	-	-
	798.88	720.83
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	943.07
Dry soil + tare (g):	-	865.02
Tare (g):	-	144.19
Moisture content (%):	0.0	10.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	144.91	19	79.9
3/8"	177.22	9.5	75.4
No.4	235.48	4.75	67.3
No.10	282.48	2	60.8
No.20	312.47	0.85	56.7
No.40	326.73	0.425	54.7
No.60	339.06	0.25	53.0
No.100	359.09	0.15	50.2
No.200	394.88	0.075	45.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 7-10 ft

Date: 13-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - bn clay

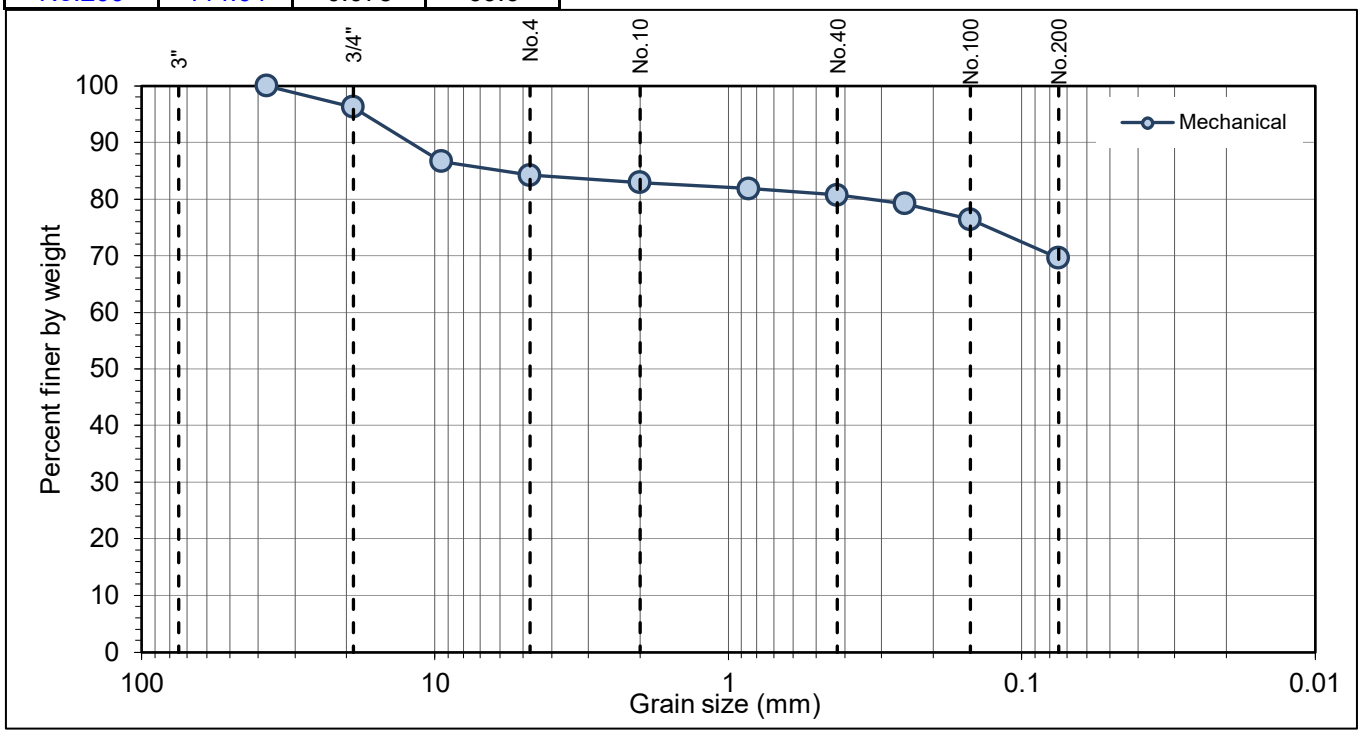
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	457.24	375.28
	-	
	457.24	375.28
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	653.16
Dry soil + tare (g):	-	571.20
Tare (g):	-	195.92
Moisture content (%):	0.0	21.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	13.96	19	96.3
3/8"	50.13	9.5	86.6
No.4	59.19	4.75	84.2
No.10	64.15	2	82.9
No.20	68.10	0.85	81.9
No.40	72.24	0.425	80.8
No.60	78.10	0.25	79.2
No.100	88.55	0.15	76.4
No.200	114.04	0.075	69.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: pl ol bn - lt bn silt

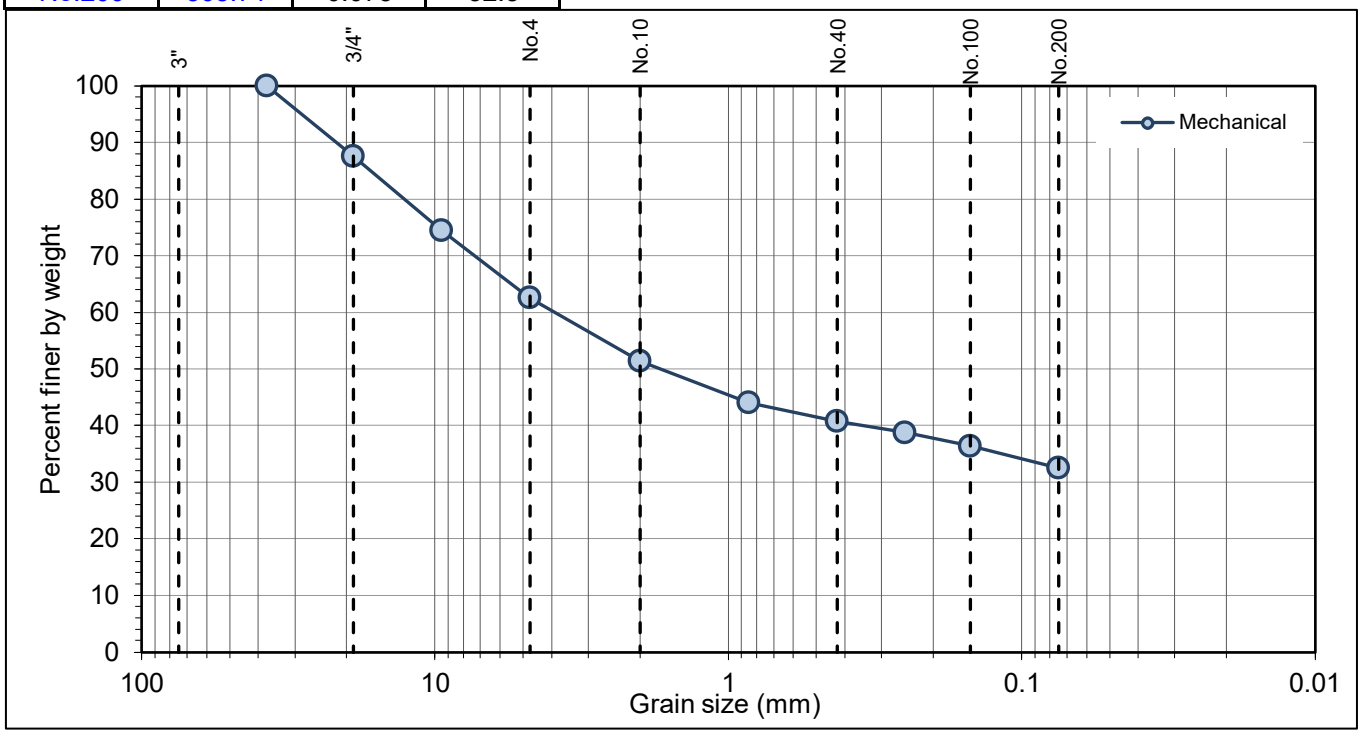
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	483.56	452.93
	-	
	483.56	452.93
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	601.88
Dry soil + tare (g):	-	571.25
Tare (g):	-	118.32
Moisture content (%):	0.0	6.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	56.10	19	87.6
3/8"	115.44	9.5	74.5
No.4	169.54	4.75	62.6
No.10	220.10	2	51.4
No.20	253.53	0.85	44.0
No.40	268.38	0.425	40.7
No.60	277.44	0.25	38.7
No.100	288.21	0.15	36.4
No.200	305.71	0.075	32.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: ol bn - bn silt

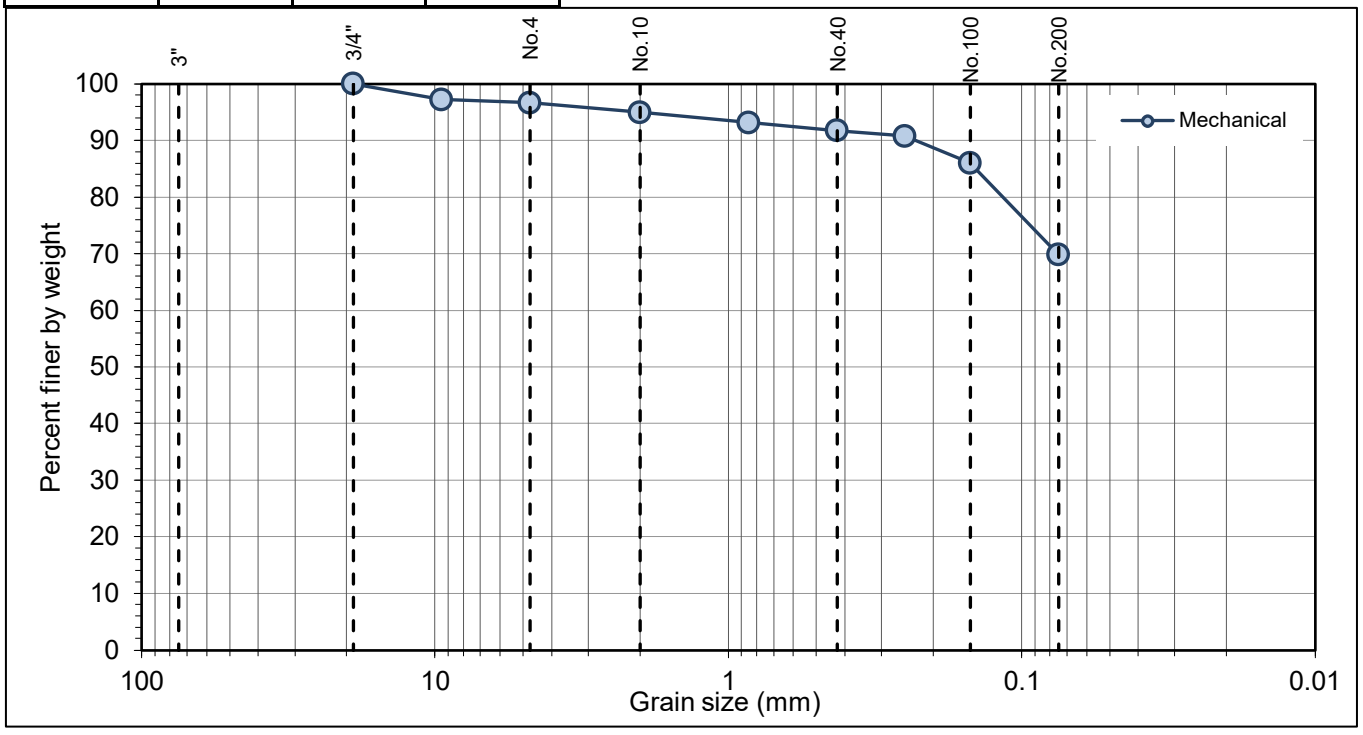
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	434.54	373.10
		-
	434.54	373.10
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	555.20
Dry soil + tare (g):	-	493.76
Tare (g):	-	120.66
Moisture content (%):	0.0	16.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	10.30	9.5	97.2
No.4	12.34	4.75	96.7
No.10	18.72	2	95.0
No.20	25.54	0.85	93.2
No.40	30.76	0.425	91.8
No.60	34.37	0.25	90.8
No.100	52.13	0.15	86.0
No.200	112.39	0.075	69.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 30-33 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt bn - bn clay

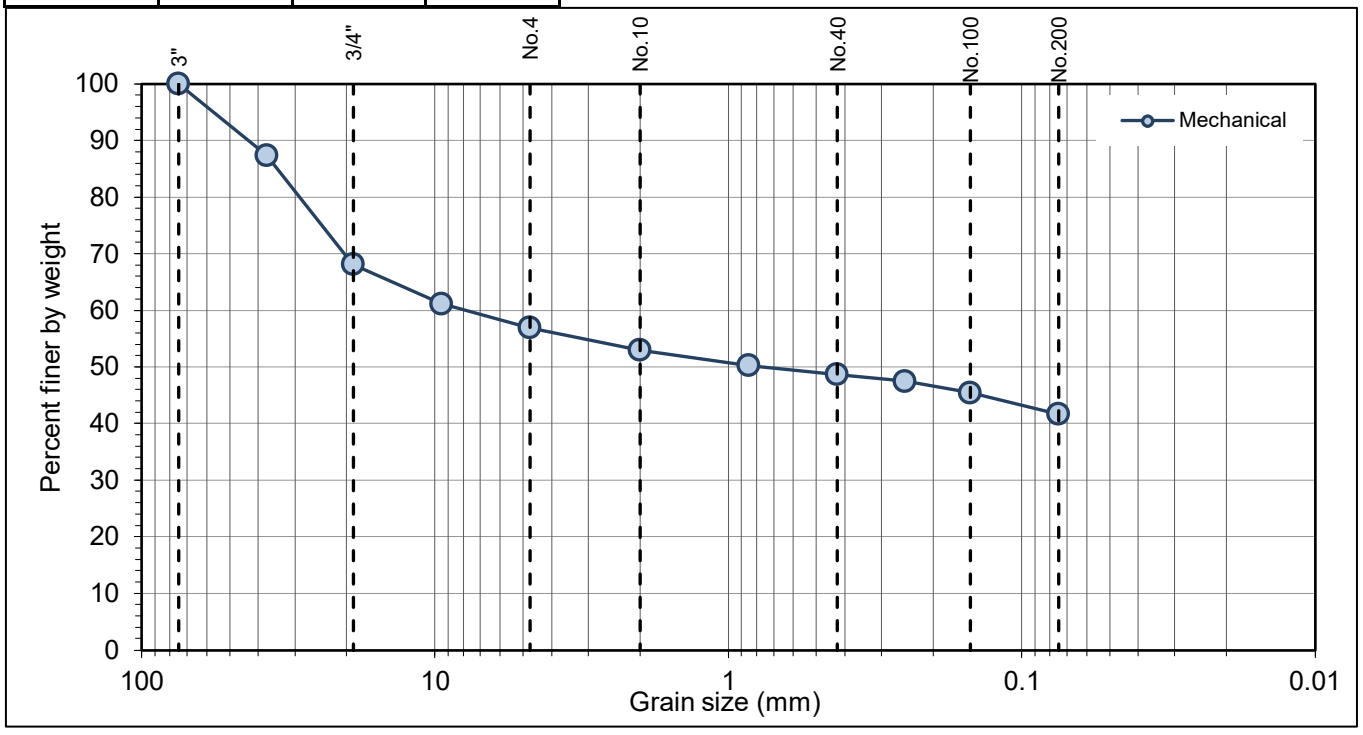
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1120.71	1018.98
	-	
	1120.71	1018.98
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1542.36
Dry soil + tare (g):	-	1440.63
Tare (g):	-	421.65
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	128.32	37.5	87.4
3/4"	325.14	19	68.1
3/8"	396.01	9.5	61.1
No.4	438.75	4.75	56.9
No.10	479.25	2	53.0
No.20	507.10	0.85	50.2
No.40	523.12	0.425	48.7
No.60	535.09	0.25	47.5
No.100	555.98	0.15	45.4
No.200	594.76	0.075	41.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Date: 14-Nov-23 Location: -

Tested by: MGS Lab soil description: ol bn - lt bn clay

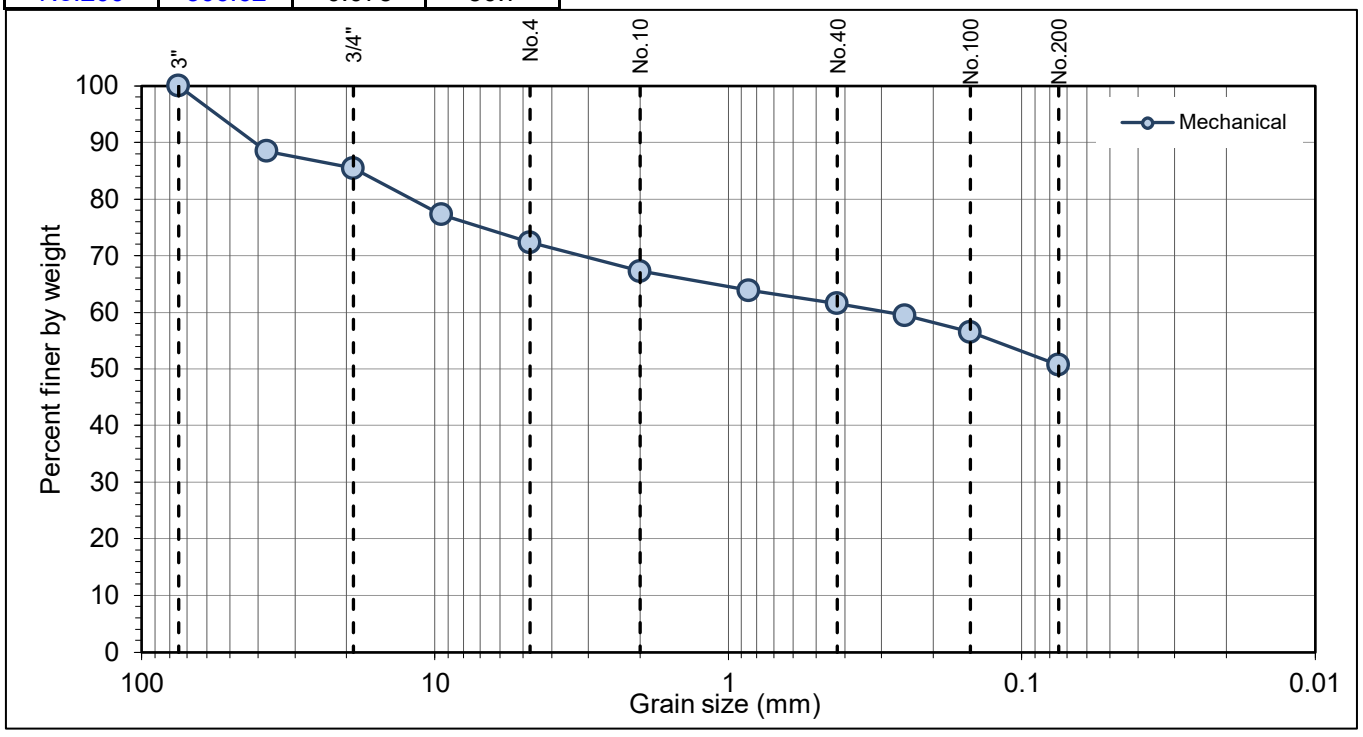
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	707.32	622.21
	-	
	707.32	622.21
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1129.47
Dry soil + tare (g):	-	1044.36
Tare (g):	-	422.15
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	71.56	37.5	88.5
3/4"	90.43	19	85.5
3/8"	141.32	9.5	77.3
No.4	172.00	4.75	72.4
No.10	203.64	2	67.3
No.20	224.65	0.85	63.9
No.40	239.11	0.425	61.6
No.60	252.04	0.25	59.5
No.100	270.48	0.15	56.5
No.200	306.62	0.075	50.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: ol bn - yl bn clay

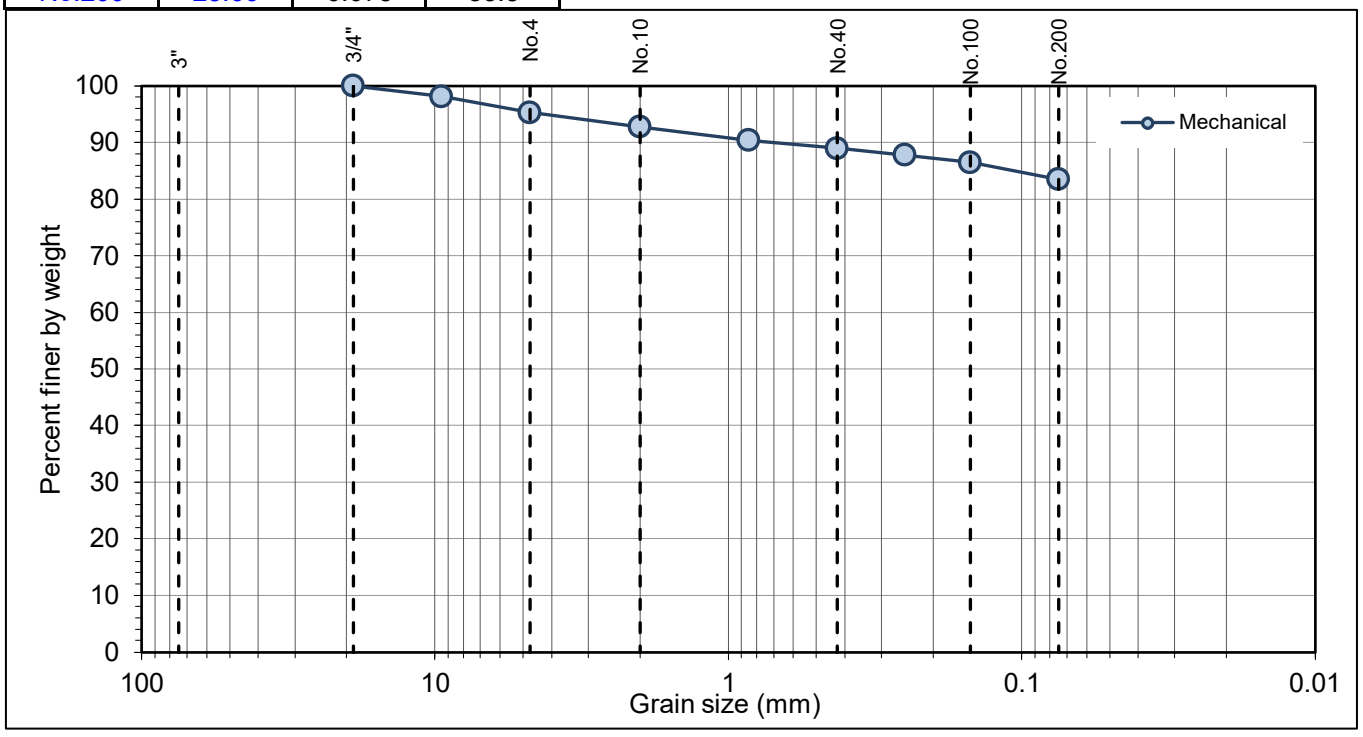
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	180.39	155.31
	-	
	180.39	155.31
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	377.19
Dry soil + tare (g):	-	352.11
Tare (g):	-	196.80
Moisture content (%):	0.0	16.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	2.89	9.5	98.1
No.4	7.30	4.75	95.3
No.10	11.23	2	92.8
No.20	14.96	0.85	90.4
No.40	17.13	0.425	89.0
No.60	18.94	0.25	87.8
No.100	20.99	0.15	86.5
No.200	25.66	0.075	83.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 17.5-19 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: ol bn - lt bn clay

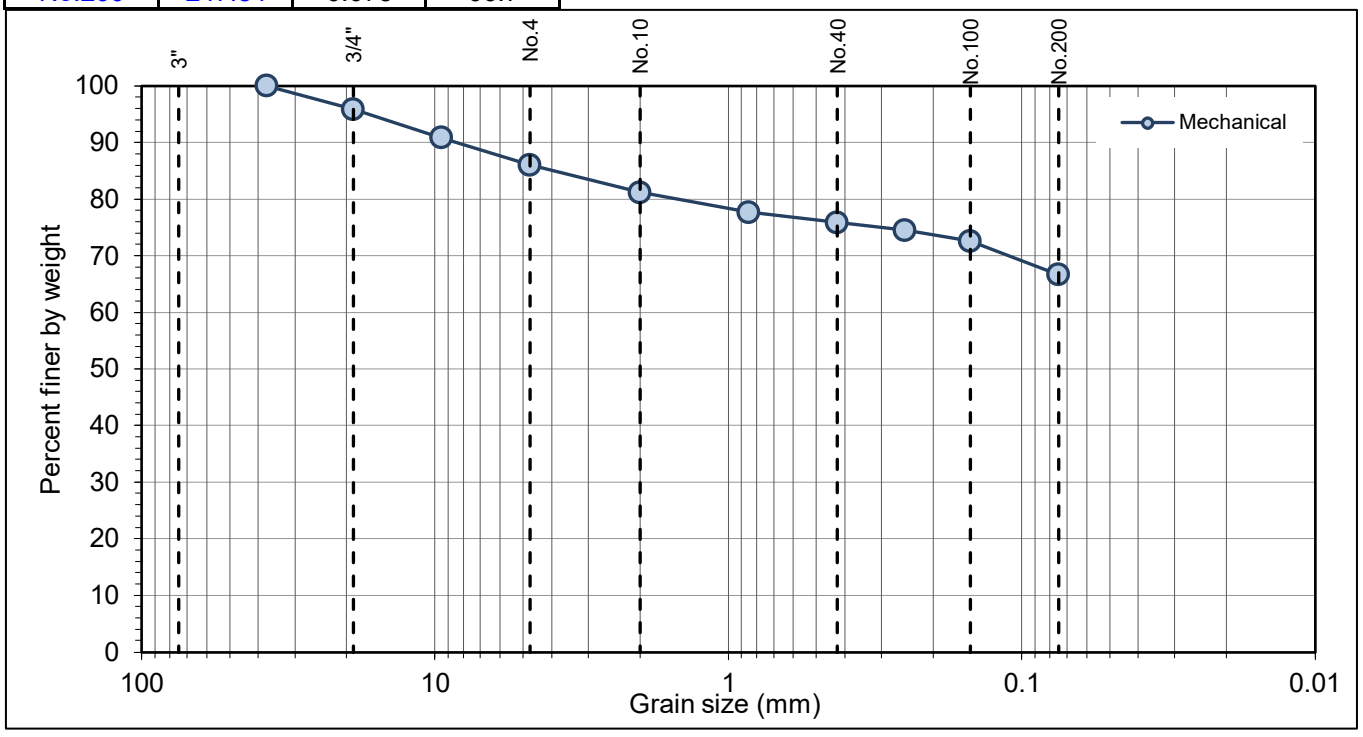
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	847.04	744.57
	-	
	847.04	744.57
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	860.87
Dry soil + tare (g):	-	758.40
Tare (g):	-	13.83
Moisture content (%):	0.0	13.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	30.57	19	95.9
3/8"	68.26	9.5	90.8
No.4	103.76	4.75	86.1
No.10	140.26	2	81.2
No.20	166.43	0.85	77.6
No.40	179.81	0.425	75.9
No.60	189.87	0.25	74.5
No.100	204.29	0.15	72.6
No.200	247.84	0.075	66.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: bn - dk bn clay

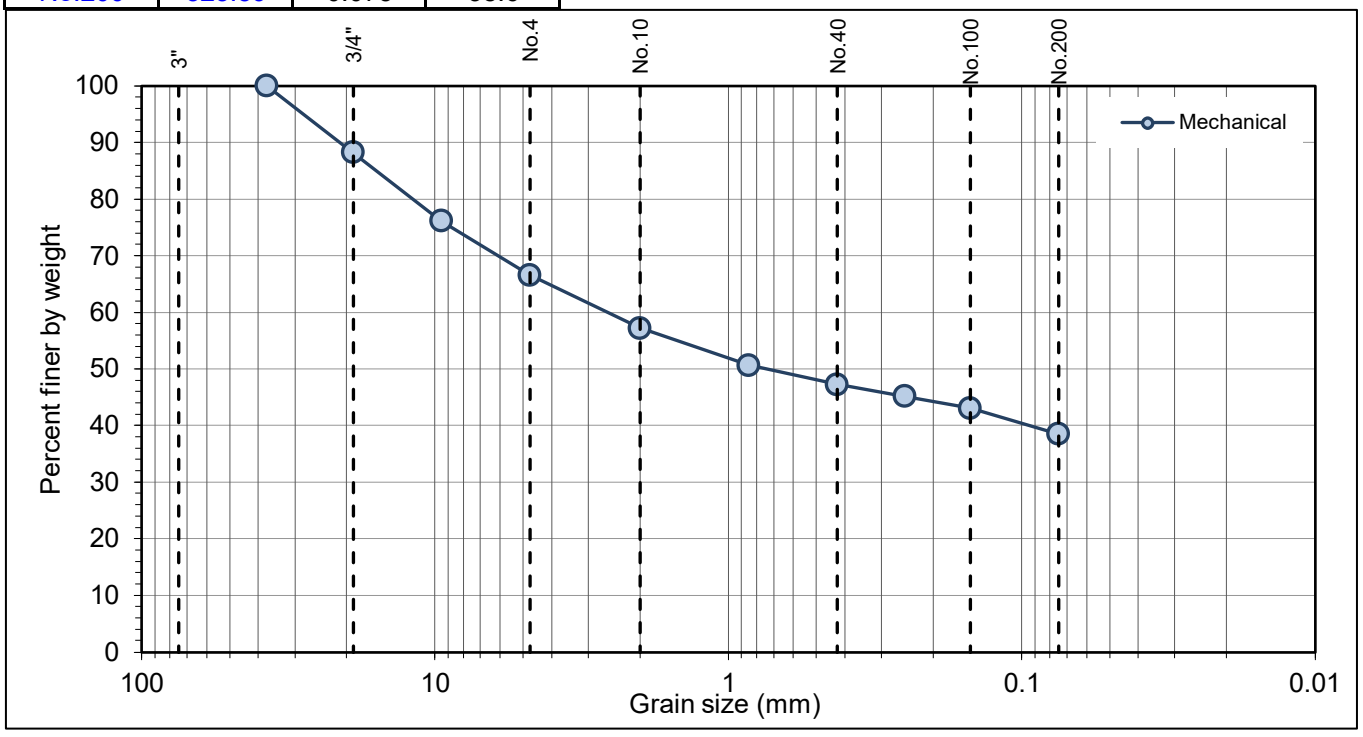
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	563.94	526.72
	-	
	563.94	526.72
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	758.29
Dry soil + tare (g):	-	721.07
Tare (g):	-	194.35
Moisture content (%):	0.0	7.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	61.88	19	88.3
3/8"	125.78	9.5	76.1
No.4	175.93	4.75	66.6
No.10	225.46	2	57.2
No.20	259.93	0.85	50.7
No.40	277.80	0.425	47.3
No.60	288.84	0.25	45.2
No.100	299.98	0.15	43.0
No.200	323.59	0.075	38.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 5-7 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn clay

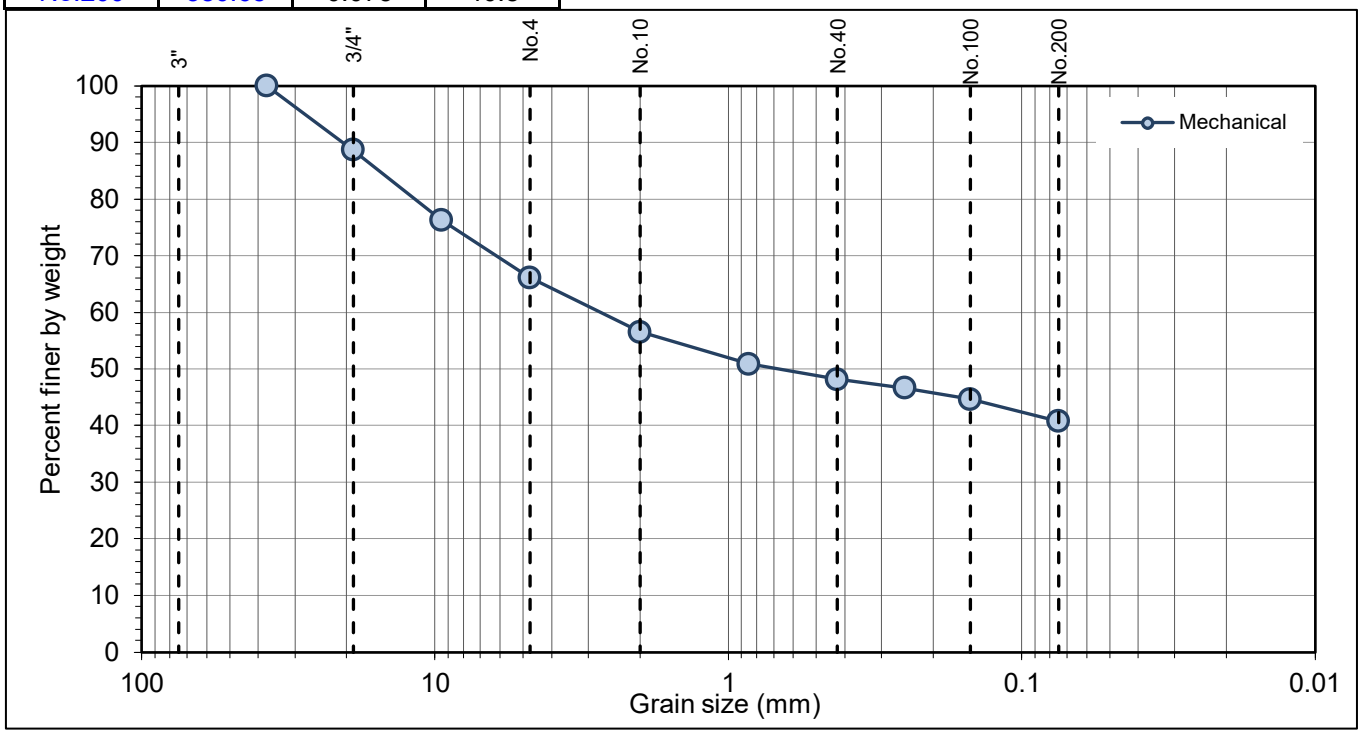
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	708.58	643.08
	-	
	708.58	643.08
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	902.19
Dry soil + tare (g):	-	836.69
Tare (g):	-	193.61
Moisture content (%):	0.0	10.2

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	72.52	19	88.7
3/8"	152.37	9.5	76.3
No.4	217.84	4.75	66.1
No.10	279.58	2	56.5
No.20	316.07	0.85	50.9
No.40	333.42	0.425	48.2
No.60	343.28	0.25	46.6
No.100	355.83	0.15	44.7
No.200	380.65	0.075	40.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn silt

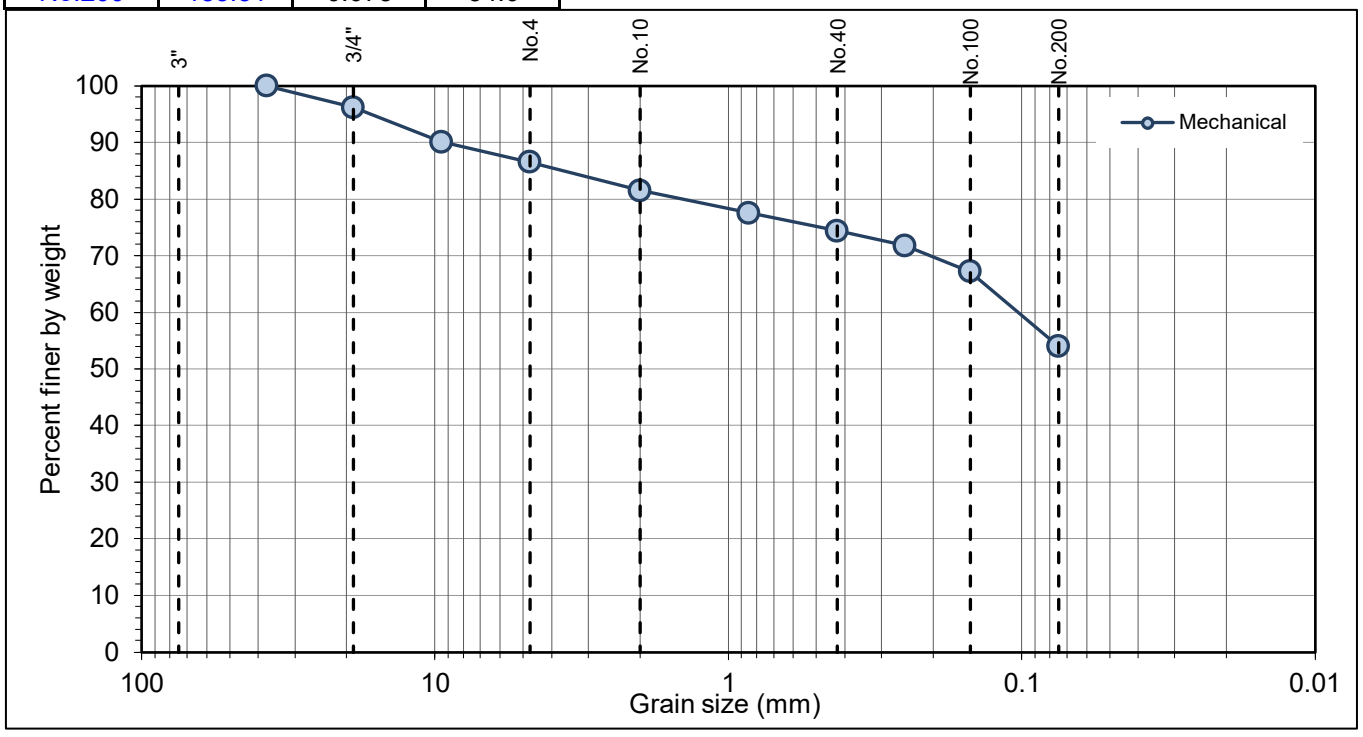
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	450.03	398.84
	-	
	450.03	398.84
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	566.12
Dry soil + tare (g):	-	514.93
Tare (g):	-	116.09
Moisture content (%):	0.0	12.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	15.06	19	96.2
3/8"	39.46	9.5	90.1
No.4	53.76	4.75	86.5
No.10	73.83	2	81.5
No.20	89.44	0.85	77.6
No.40	102.08	0.425	74.4
No.60	112.55	0.25	71.8
No.100	130.86	0.15	67.2
No.200	183.31	0.075	54.0



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 20-21 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn clay

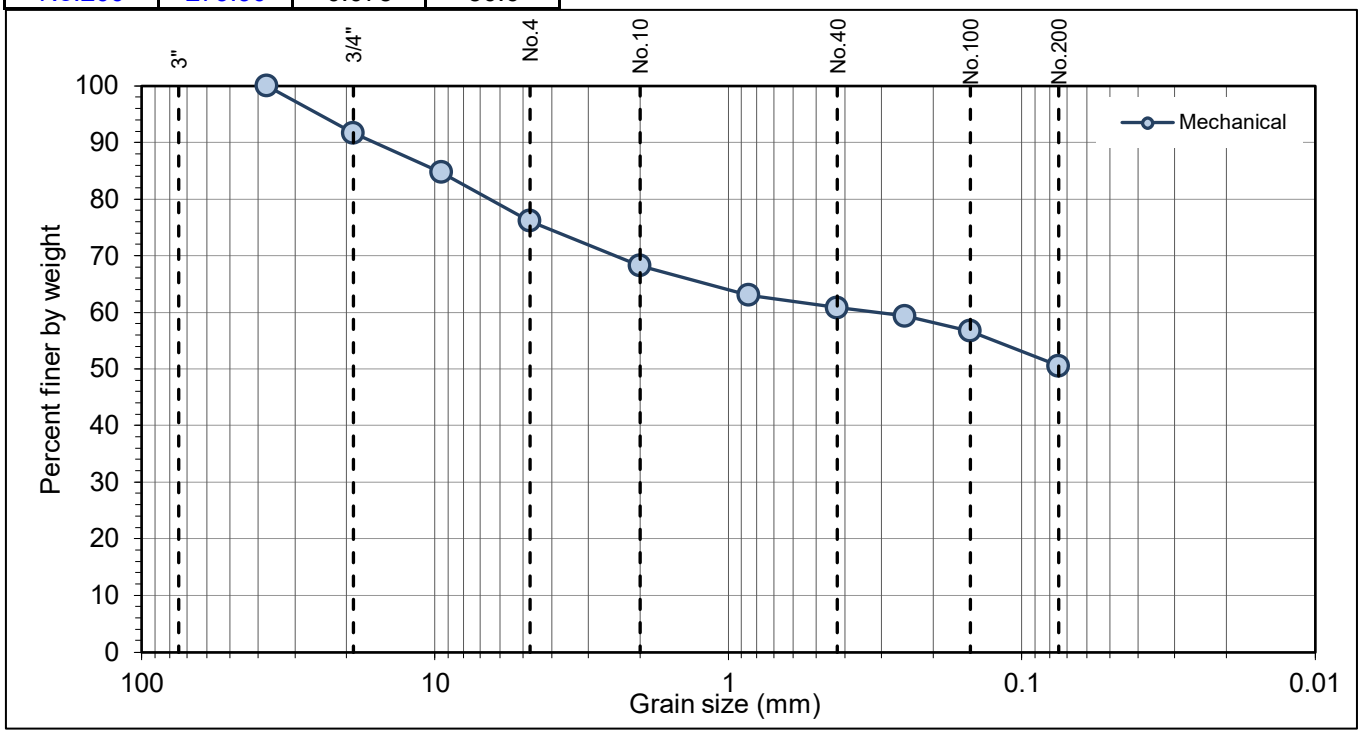
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	625.88	566.11
	-	
	625.88	566.11
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	742.99
Dry soil + tare (g):	-	683.22
Tare (g):	-	117.11
Moisture content (%):	0.0	10.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	47.10	19	91.7
3/8"	86.55	9.5	84.7
No.4	135.05	4.75	76.1
No.10	179.77	2	68.2
No.20	209.38	0.85	63.0
No.40	221.94	0.425	60.8
No.60	230.21	0.25	59.3
No.100	245.14	0.15	56.7
No.200	279.90	0.075	50.6



Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 37-39 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: gy - lt gy gravel

Reduced by: AT Comments:

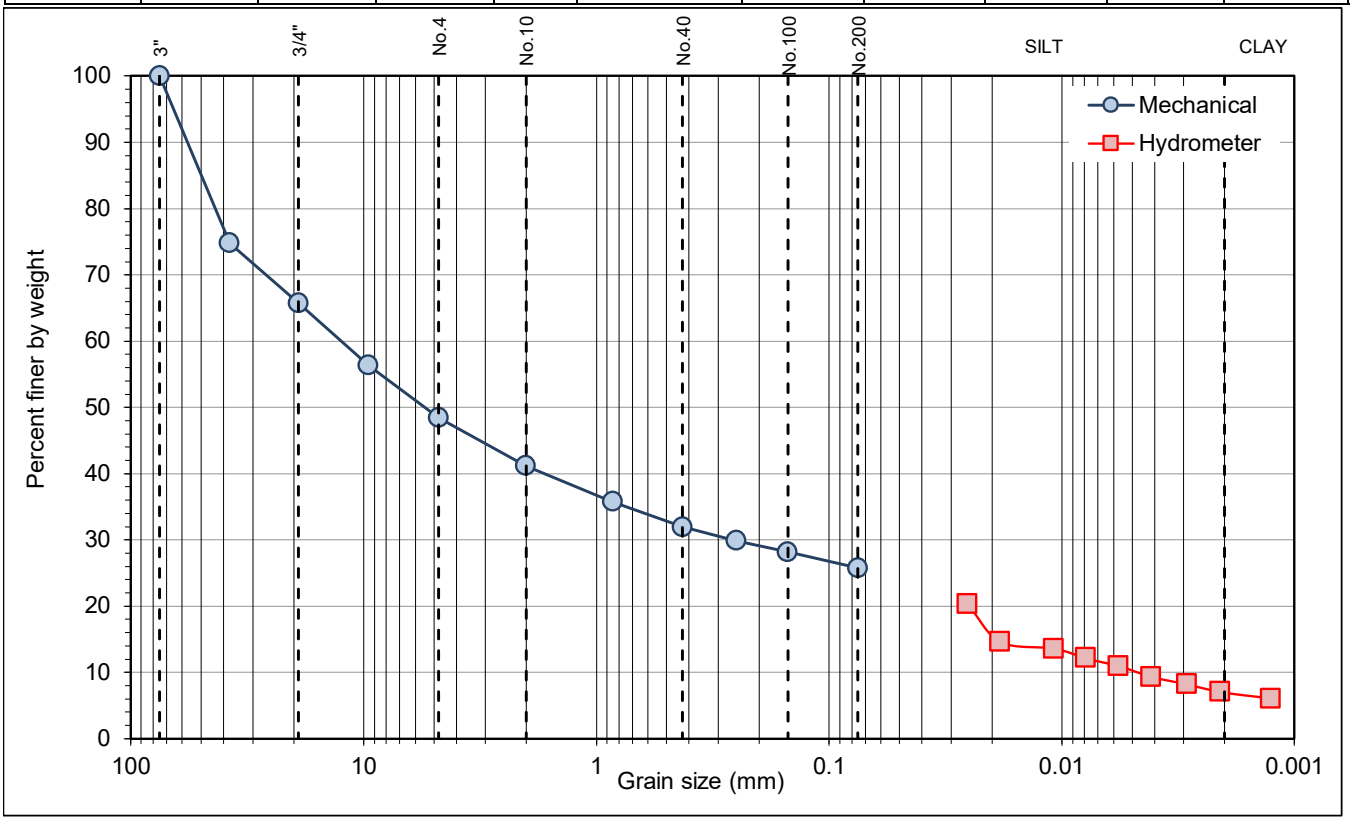
Reviewed by: JC

Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	1237.63	1179.38
+3" Coarse fraction (g):		
-3" Split fraction (g):	1237.63	1179.38
Hydrometer fraction (g):	100.02	99.95
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	1382.61	224.79
Dry soil + tare (g):	-	1324.36	224.77
Tare (g):	-	144.98	196.59
Moisture content (%):	0.00	4.94	0.07

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	41.14
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer		Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
12"	300	-	-		2	21.0	55	5.2	0.02534	20.28
8"	200	-	-		5	21.0	41	5.2	0.01838	14.58
6"	150	-	-		15	21.0	38.5	5.2	0.01084	13.57
4"	100	-	-		30	20.9	35	5.2	0.00789	12.13
3"	75	-	100.0	<=Split	60	21.0	32	5.2	0.00570	10.92
1.5"	37.5	298.03	74.7		120	21.2	28	5.1	0.00414	9.32
3/4"	19	404.72	65.7		250	22.0	25	4.9	0.00290	8.19
3/8"	9.5	515.59	56.3		500	22.5	22	4.7	0.00208	7.02
No.4	4.75	608.62	48.4		1440	20.9	20	5.2	0.00126	6.02
No.10	2	694.22	41.1	<=Split hyd.						
No.20	0.85	13.07	35.8							
No.40	0.425	22.42	31.9							
No.60	0.25	27.41	29.9							
No.100	0.15	31.53	28.2							
No.200	0.075	37.39	25.7							



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 44.5-47 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: lt bn - bn gravel

Reduced by: AT Comments:

Reviewed by: JC

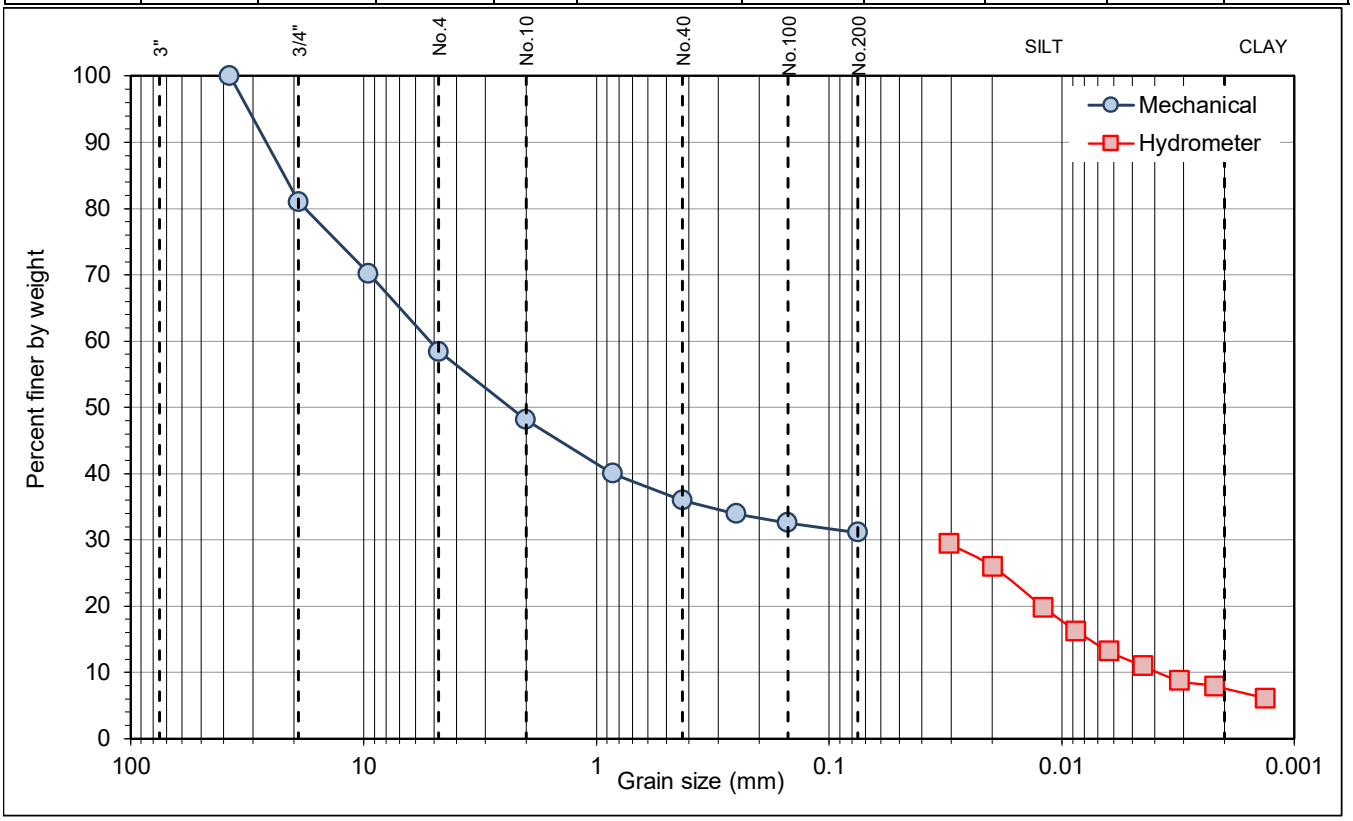
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	446.03	423.48
+3" Coarse fraction (g):		
-3" Split fraction (g):	446.03	423.48
Hydrometer fraction (g):	50.04	50.01
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	572.96	229.12
Dry soil + tare (g):	-	550.41	229.10
Tare (g):	-	126.93	195.70
Moisture content (%):	0.00	5.32	0.06

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	48.08
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	100.0
3/4"	19	80.60	81.0
3/8"	9.5	126.26	70.2
No.4	4.75	176.21	58.4
No.10	2	219.86	48.1
No.20	0.85	8.39	40.0
No.40	0.425	12.64	35.9
No.60	0.25	14.77	33.9
No.100	0.15	16.16	32.5
No.200	0.075	17.67	31.1

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.8	36.1	5.2	0.03034	29.35
	5	20.8	32.5	5.2	0.01973	25.93
	15	20.8	26	5.2	0.01193	19.75
	30	20.8	22.25	5.2	0.00865	16.19
<=Split	60	20.9	19	5.2	0.00623	13.12
	120	21.4	16.5	5.1	0.00445	10.88
	250	22.1	14	4.9	0.00310	8.69
	500	22.6	13	4.7	0.00219	7.88
	1448	20.9	11.5	5.2	0.00133	5.99
<=Split hyd.						



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: ol bn - yl bn clay

Reduced by: AT Comments:

Reviewed by: JC

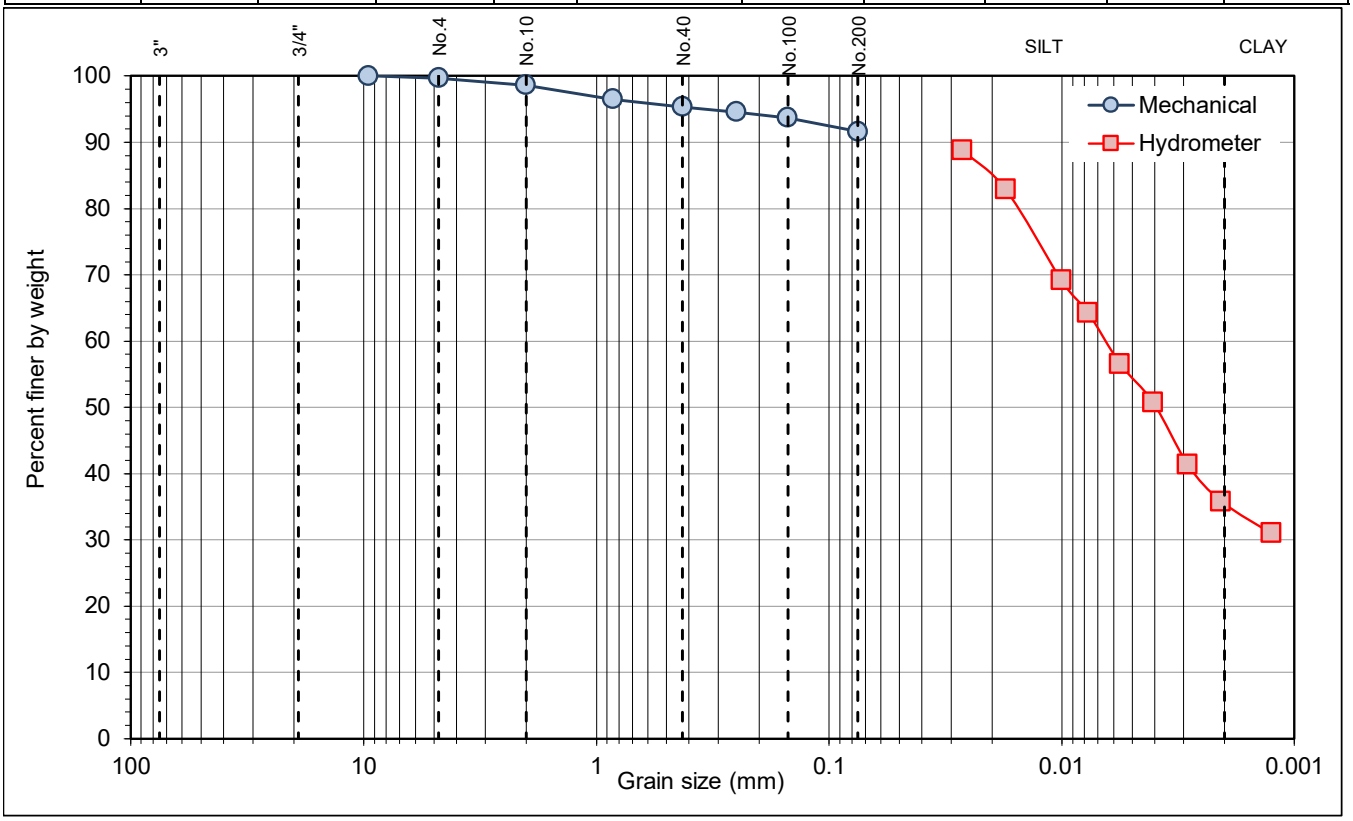
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	133.83	114.98
+3" Coarse fraction (g):		
-3" Split fraction (g):	133.83	114.98
Hydrometer fraction (g):	50.01	49.74
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	250.79	239.17
Dry soil + tare (g):	-	231.94	238.94
Tare (g):	-	116.96	196.69
Moisture content (%):	0.00	16.39	0.54

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	98.62
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	-
3/4"	19	-	-
3/8"	9.5	-	100.0
No.4	4.75	0.38	99.7
No.10	2	1.59	98.6
No.20	0.85	1.06	96.5
No.40	0.425	1.66	95.3
No.60	0.25	2.04	94.6
No.100	0.15	2.49	93.7
No.200	0.075	3.54	91.6

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.8	50.5	5.2	0.02667	88.77
	5	20.8	47.5	5.2	0.01737	82.88
	17	20.8	40.5	5.2	0.01004	69.16
	30	20.8	38	5.2	0.00772	64.26
<=Split	60	21.0	34	5.2	0.00562	56.53
	120	21.2	31	5.1	0.00405	50.76
	250	22.0	26	4.9	0.00288	41.40
	500	22.5	23	4.7	0.00206	35.79
	1444	20.9	21	5.2	0.00125	30.98
<=Split hyd.						



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: lt ol bn - ol bn clay

Reduced by: AT Comments:

Reviewed by: JC

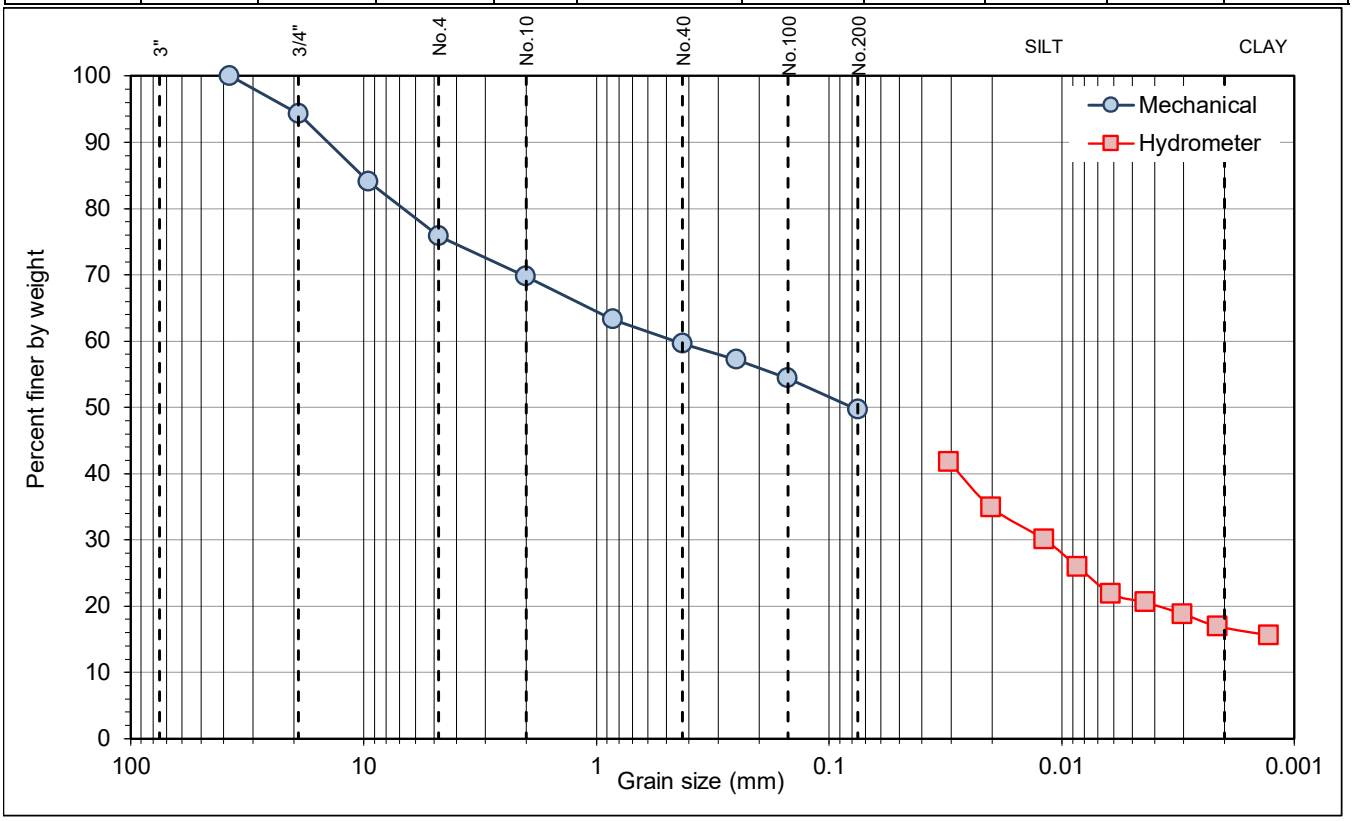
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	621.27	566.27
+3" Coarse fraction (g):		
-3" Split fraction (g):	621.27	566.27
Hydrometer fraction (g):	50.09	50.00
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	766.77	150.52
Dry soil + tare (g):	-	711.77	150.46
Tare (g):	-	145.50	117.79
Moisture content (%):	0.00	9.71	0.18

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	69.77
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	100.0
3/4"	19	32.39	94.3
3/8"	9.5	90.42	84.0
No.4	4.75	136.85	75.8
No.10	2	171.18	69.8
No.20	0.85	4.67	63.3
No.40	0.425	7.27	59.6
No.60	0.25	9.04	57.2
No.100	0.15	11.05	54.4
No.200	0.075	14.44	49.6

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.7	35.5	5.3	0.03051	41.74
	5	20.7	30.5	5.3	0.02004	34.84
	15	20.7	27	5.3	0.01186	30.01
	30	20.8	24	5.2	0.00855	25.91
<=Split	60	21.0	21	5.2	0.00615	21.85
	120	21.2	20	5.1	0.00436	20.54
	250	22.0	18.5	4.9	0.00302	18.79
	500	22.6	17	4.7	0.00214	16.95
	1446	20.9	16.5	5.2	0.00129	15.60
<=Split hyd.						



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One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project:	**Bear Development Snow King Lot 53 and 58**	**TH/TP/Sample:**	**JG-10**
No:	**23072 (23-1725)**	**Depth:**	**12.5-14 ft**
Location:	-	Laboratory sample description:	ol bn - lt bn clay
Date:	14-Nov-23	USCS classification:	not requested
Tested by:	AT	Sample type:	Rel. undisturbed, Shelby Tube
Reduced by:	AT	Inundation stress (psf):	100, completion
Checked by:	JC	Swell pressure (psf):	408
Comments:	Gravel up to 1.5" in sample.	Test method:	B
		Preparation procedure:	trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.995	-
	90°	1.002	-
	180°	0.999	-
	270°	1.003	-
Avg Height, Havg (in)		1.000	0.887
Height, H (cm)		2.539	2.253
Dia., D (in)	0°	2.494	-
	90°	2.495	-
Avg Dia., Davg (in)		2.495	2.495
Dia., D (cm)		6.336	6.336
Wt. rings + wet soil (g)		373.54	369.19
Wt. rings (g)		216.21	216.21
Wet soil + tare (g)		1129.47	350.66
Dry soil + tare (g)		1044.36	324.68
Tare (g)		422.15	198.47
Moisture cont., w (%)		13.7	20.6
Gs, assumed		2.70	2.70
Mass total (g)		157.3	153.0
Mass of solids (g)		138.4	138.4
Volume (cm^3)		80.1	71.0
Vol. of water (cm^3)		18.9	14.6
Vol. of solids (cm^3)		51.3	51.3
Vol. of voids (cm^3)		28.8	19.8
Vol. of air (cm^3)		9.9	5.2
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.626	1.626
Void ratio, e		0.562	0.386
Porosity, n		0.360	0.278
Vol.moisture, T		0.236	0.205
Saturation, S (%)		66	74
Dry density (gm/cm^3)		1.729	1.949
Wet unit wt., gm (pcf)		122.7	146.7
Dry unit wt., gd (pcf)		107.9	121.6

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9998	0.0000	0.5620	0
408	0.0000	0.9997	0.0000	0.5620	120
800	0.0034	0.9964	0.0034	0.5568	131
1,600	0.0108	0.9890	0.0108	0.5452	207
3,200	0.0278	0.9719	0.0278	0.5185	480
6,400	0.0528	0.9470	0.0528	0.4796	369
12,800	0.0843	0.9154	0.0843	0.4303	269
25,600	0.1173	0.8825	0.1173	0.3787	334
51,200	0.1513	0.8484	0.1514	0.3255	480
25,600	0.1474	0.8523	0.1475	0.3316	120
6,400	0.1325	0.8672	0.1326	0.3550	240
1,600	0.1129	0.8869	0.1129	0.3856	343

C'c

(0.1514-0.0528)/[Log(51200)-Log(6400)]

0.0986/(4.71-3.81)

C'c= 0.1096

C'c = Cc/(1+e0)

0.1096 = Cc/(1+0.562)

Cc = 0.171

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

To be determined by the Geotechnical Engineer

Notes:

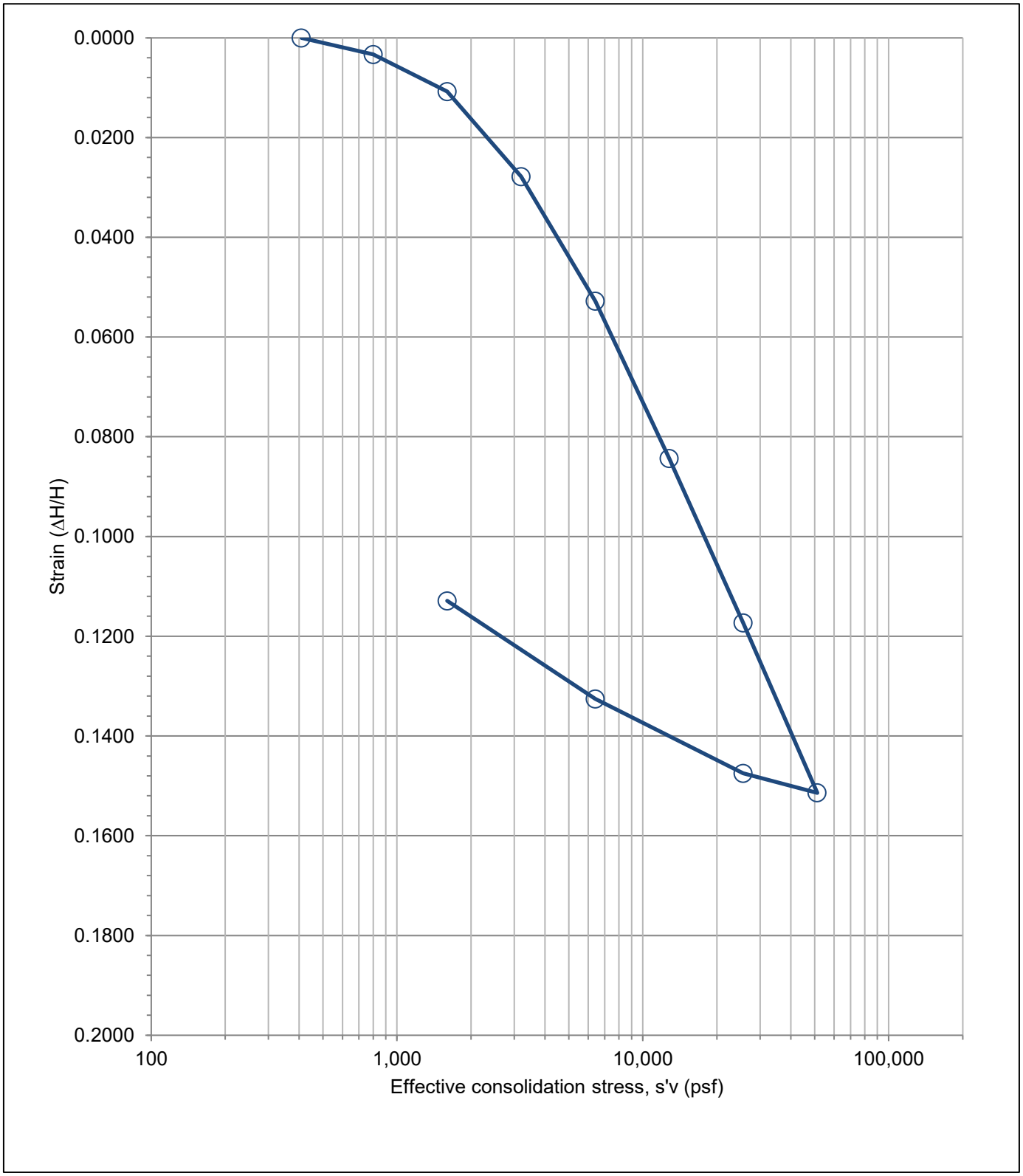
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation

[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10
No: 23072 (23-1725) **Depth:** 12.5-14 ft



One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 | **TH/TP/Sample:** JG-10
No: 23072 (23-1725) | **Depth:** 17.5-19 ft
Location: - | Laboratory sample description: ol bn - lt bn clay
Date: 14-Nov-23 | USCS classification: not requested

Tested by: AT | Sample type: Rel. undisturbed, Shelby Tube
Reduced by: AT | Inundation stress (psf): 100, completion
Checked by: JC | Swell pressure (psf): <100
Comments: | Test method: B
Preparation procedure: trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.985	-
	90°	0.987	-
	180°	0.988	-
	270°	0.989	-
Avg Height, Havg (in)		0.987	0.884
Height, H (cm)		2.508	2.245
Dia., D (in)	0°	2.487	-
	90°	2.496	-
Avg Dia., Davg (in)		2.492	2.492
Dia., D (cm)		6.328	6.328
Wt. rings + wet soil (g)		384.09	380.81
Wt. rings (g)		214.28	214.28
Wet soil + tare (g)		860.87	285.37
Dry soil + tare (g)		758.40	266.49
Tare (g)		13.83	119.06
Moisture cont., w (%)		13.8	12.8
Gs, assumed		2.70	2.70
Mass total (g)		169.8	166.5
Mass of solids (g)		149.3	149.3
Volume (cm^3)		78.9	70.6
Vol. of water (cm^3)		20.5	17.3
Vol. of solids (cm^3)		55.3	55.3
Vol. of voids (cm^3)		23.6	15.3
Vol. of air (cm^3)		3.0	-1.9
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.758	1.758
Void ratio, e		0.427	0.278
Porosity, n		0.299	0.217
Vol.moisture, T		0.260	0.244
Saturation, S (%)		87	113
Dry density (gm/cm^3)		1.892	2.113
Wet unit wt., gm (pcf)		134.4	148.8
Dry unit wt., gd (pcf)		118.1	131.9

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9873	0.0000	0.4267	0
100	0.0000	0.9872	0.0000	0.4267	108
200	0.0029	0.9844	0.0029	0.4225	123
400	0.0060	0.9813	0.0061	0.4181	210
800	0.0111	0.9761	0.0113	0.4106	96
1,600	0.0185	0.9687	0.0188	0.3999	176
3,200	0.0296	0.9576	0.0300	0.3839	480
6,400	0.0512	0.9360	0.0519	0.3527	89
12,800	0.0722	0.9150	0.0732	0.3223	123
25,600	0.0998	0.8875	0.1010	0.2826	155
51,200	0.1267	0.8605	0.1284	0.2436	315
25,600	0.1236	0.8637	0.1251	0.2482	120
6,400	0.1163	0.8709	0.1178	0.2586	210
1,600	0.1032	0.8840	0.1046	0.2775	980

C'c

(0.1284-0.0732)/[Log(51200)-Log(12800)]

0.0552/(4.71-4.1072)

C'c= 0.091

C'c = Cc/(1+e0)

0.091 = Cc/(1+0.427)

Cc = 0.13

Check:

Cc=(change in void ratio)/(Log change in pressure)

Cc=(0.2436-0.3223)/[Log(51200)-Log(12800)]

Cc=-0.0787/0.6028

Cc=-0.13

~~WHY DOES IT CALCULATE A NEGATIVE VALUE?~~

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

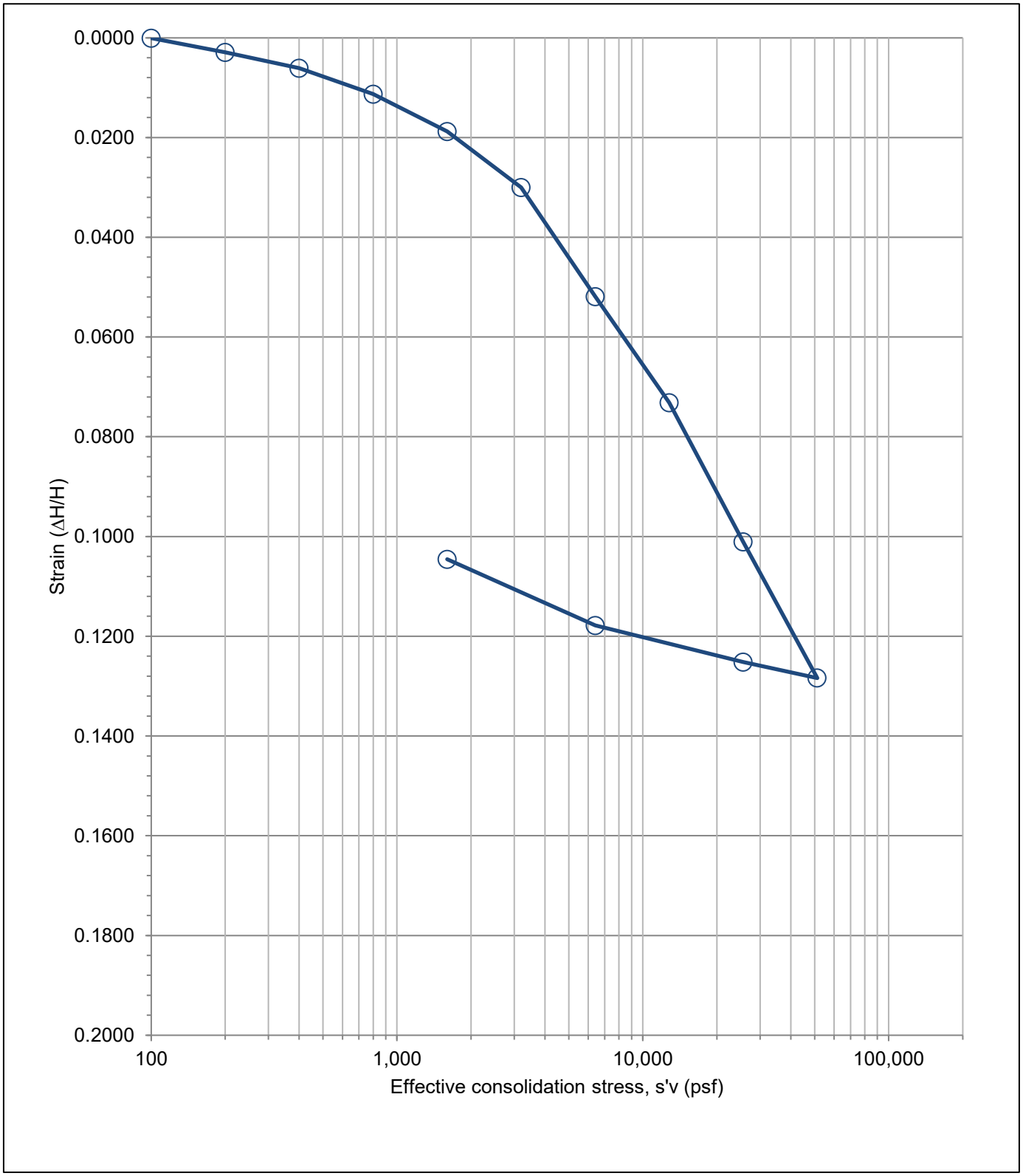
To be determined by the Geotechnical Engineer

Notes:
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation
[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10
No: 23072 (23-1725) **Depth:** 17.5-19 ft



Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

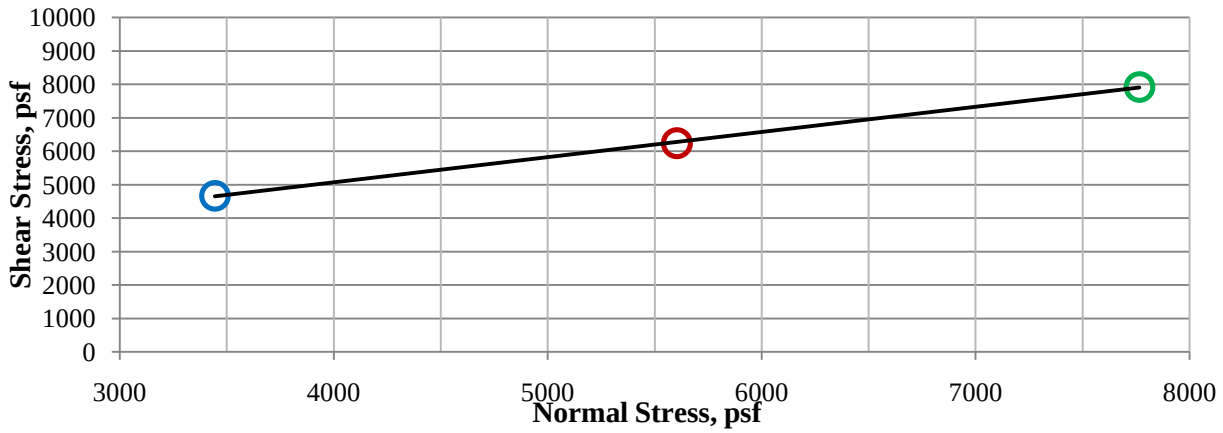
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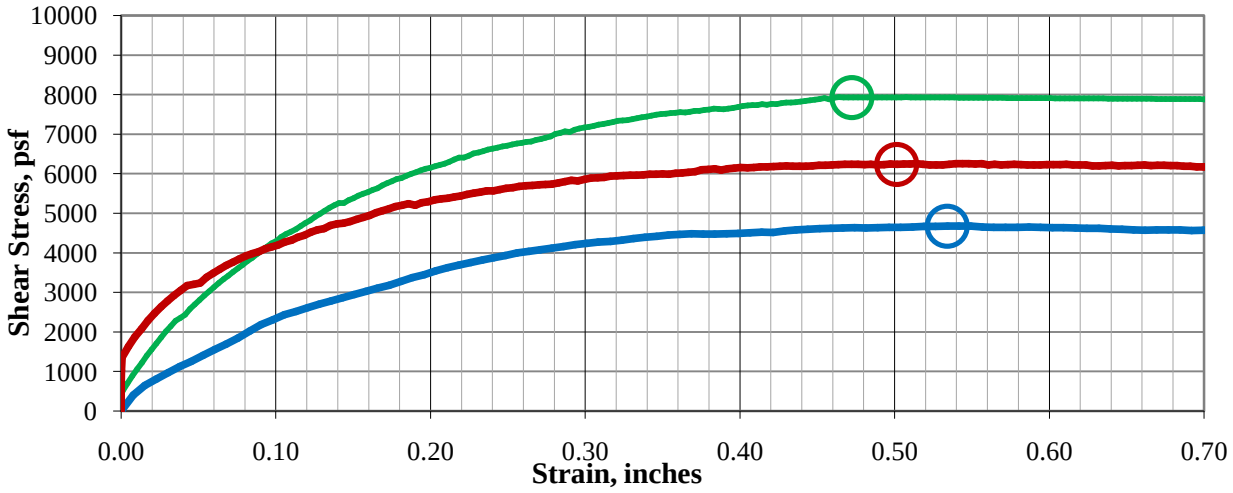
Boring: BH6-11 **Depth:** 52.5'-53' **Density:** 137.7 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
3444	14.4	16.2	2.2	143.1	123.1	**4673**	**22.1**
5604	14.4	15.6	3.0	143.5	124.1	**6234**	**20.7**
7764	14.4	14.7	3.8	143.6	125.2	**7924**	**19.5**

Peak Angle, ϕ° **37.0** Peak Cohesion, C, psf **2059** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

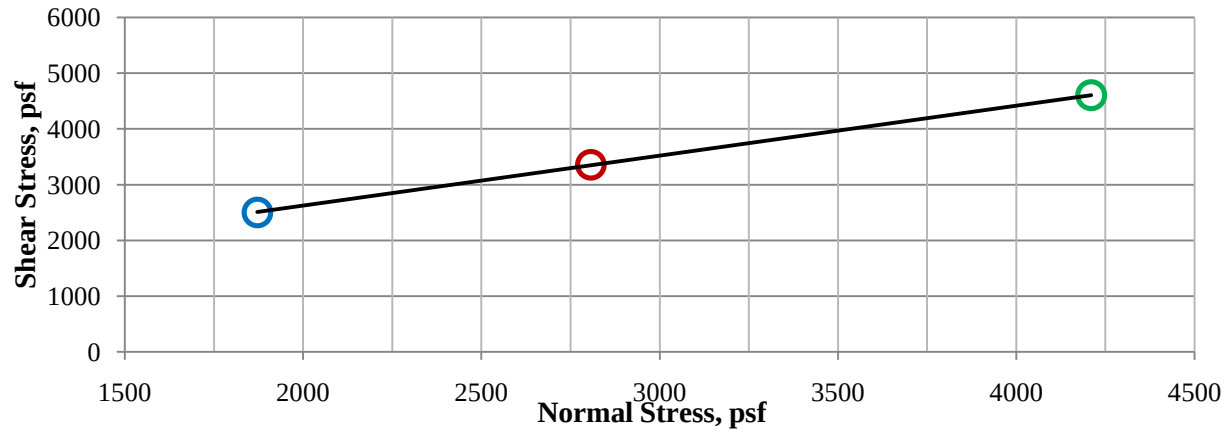
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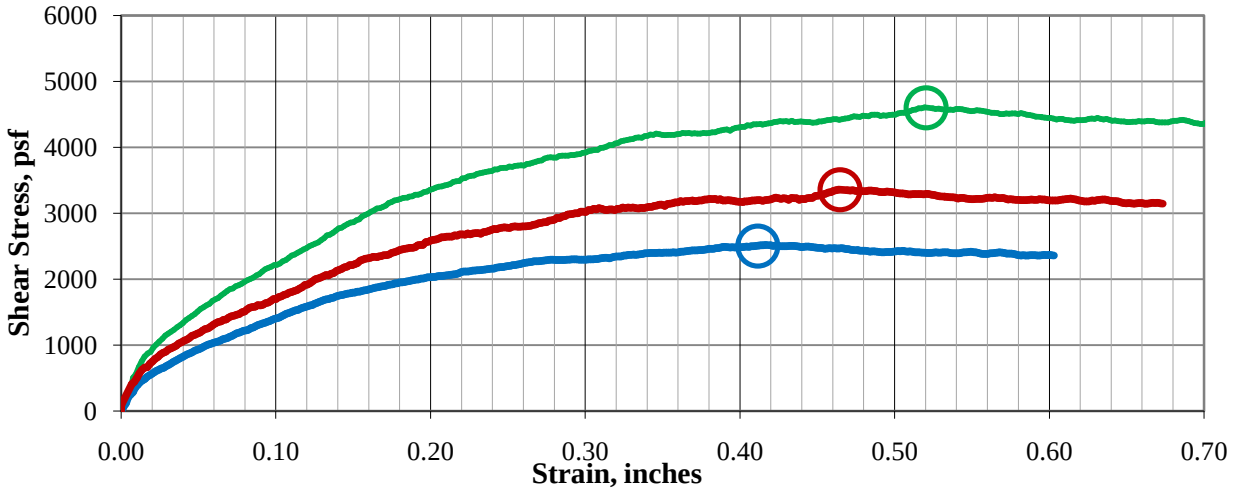
Boring: BH7-4 **Depth:** 19.5'-20' **Density:** 135.1 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
1871	15.5	19.5	1.5	141.9	118.7	**2505**	**17.0**
2806	15.5	17.6	2.6	141.2	120.1	**3358**	**19.2**
4210	15.5	15.8	3.6	140.5	121.3	**4602**	**21.5**

Peak Angle, ϕ° **41.9** Peak Cohesion, C, psf **835** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

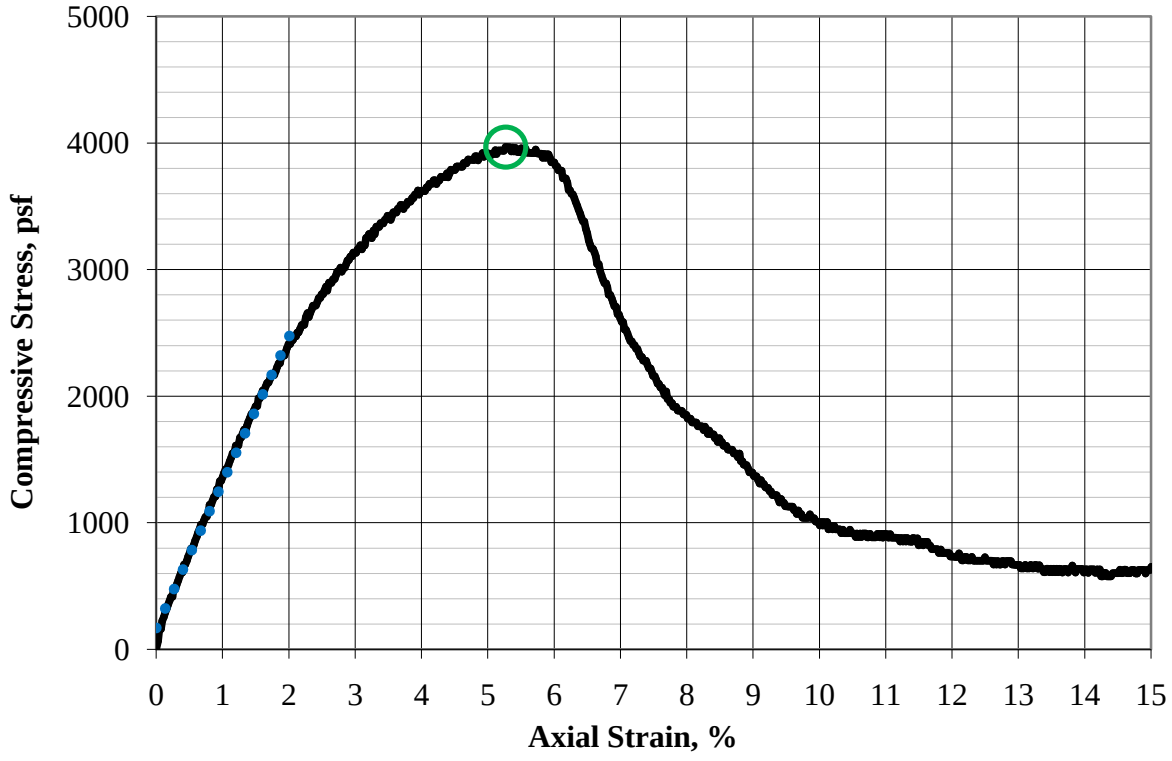
Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

Sample Data:

Boring: BH6-4B
Depth: 22.5' - 23'
Description: Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.395
Average Height, in.	5.186
Height/Diameter (L/D)	2.17
Moisture, %	18.6
Wet density, pcf	128.5
Dry density, pcf	108.3

Undrained Unconfined Strength Properties:	
Compressive strength, psf	3968
Shear strength, psf	1984
Axial elastic modulus, psi	798
Failure strain, %	5.3
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
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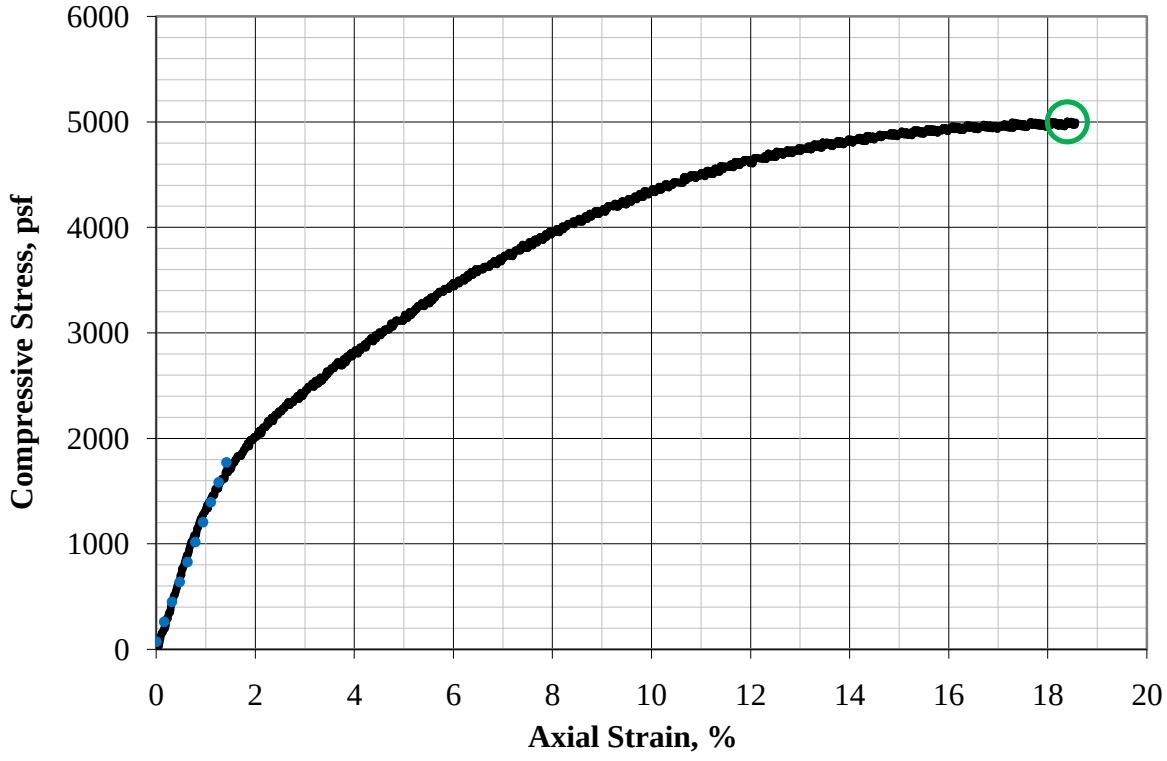
Sample Data:

Boring: BH7-6 Depth: 26' - 26.5'

Description: Lean Clay w/Sand, CL

Specimen Properties:	
Average Diameter, in.	2.389
Average Height, in.	6.044
Height/Diameter (L/D)	2.53
Moisture, %	25.6
Wet density, pcf	126.6
Dry density, pcf	100.8

Undrained Unconfined Strength Properties:	
Compressive strength, psf	5002
Shear strength, psf	2501
Axial elastic modulus, psi	834
Failure strain, %	18.4
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
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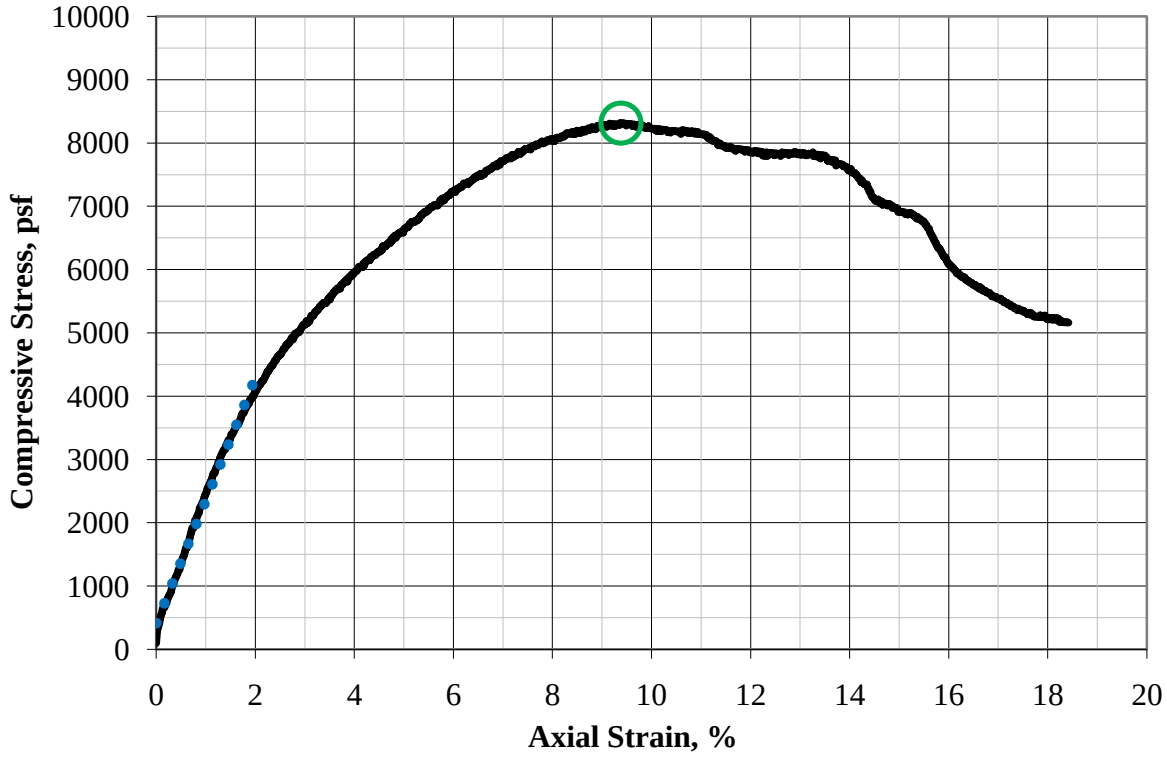
Sample Data:

Boring: BH7-13 Depth: 59.5' - 60'

Description: Sandy Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.407
Average Height, in.	5.987
Height/Diameter (L/D)	2.49
Moisture, %	17.1
Wet density, pcf	133.3
Dry density, pcf	113.8

Undrained Unconfined Strength Properties:	
Compressive strength, psf	8315
Shear strength, psf	4158
Axial elastic modulus, psi	1346
Failure strain, %	9.4
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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USCS CLASSIFICATION

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Sample ID: BH1-4 Depth (ft): 29.75'-31.75'

Unified Soils Classification
SC (Clayey Sand with Gravel)

Gravel	22%
Sand	56%
Fines	23%

Liquid Limit:	27
Plastic Limit:	12
Plasticity Index:	15

In-Situ Moisture Content	10.2%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	115.1	115.1	0.0	0%	100%
1"	25	115.1	115.1	0.0	0%	100%
3/4"	18.75	115.1	143.7	28.6	7%	93%
#4	4.75	115.1	174.2	59.1	22%	78%
#10	2.00	115.1	130.4	15.3	25%	75%
#40	0.425	115.1	131.8	16.7	29%	71%
#200	0.075	115.1	310.1	195.0	77%	23%
Pan	0	115.1	208.2	93.1	100%	0%
		Total Weight of Sample (g)		407.8		

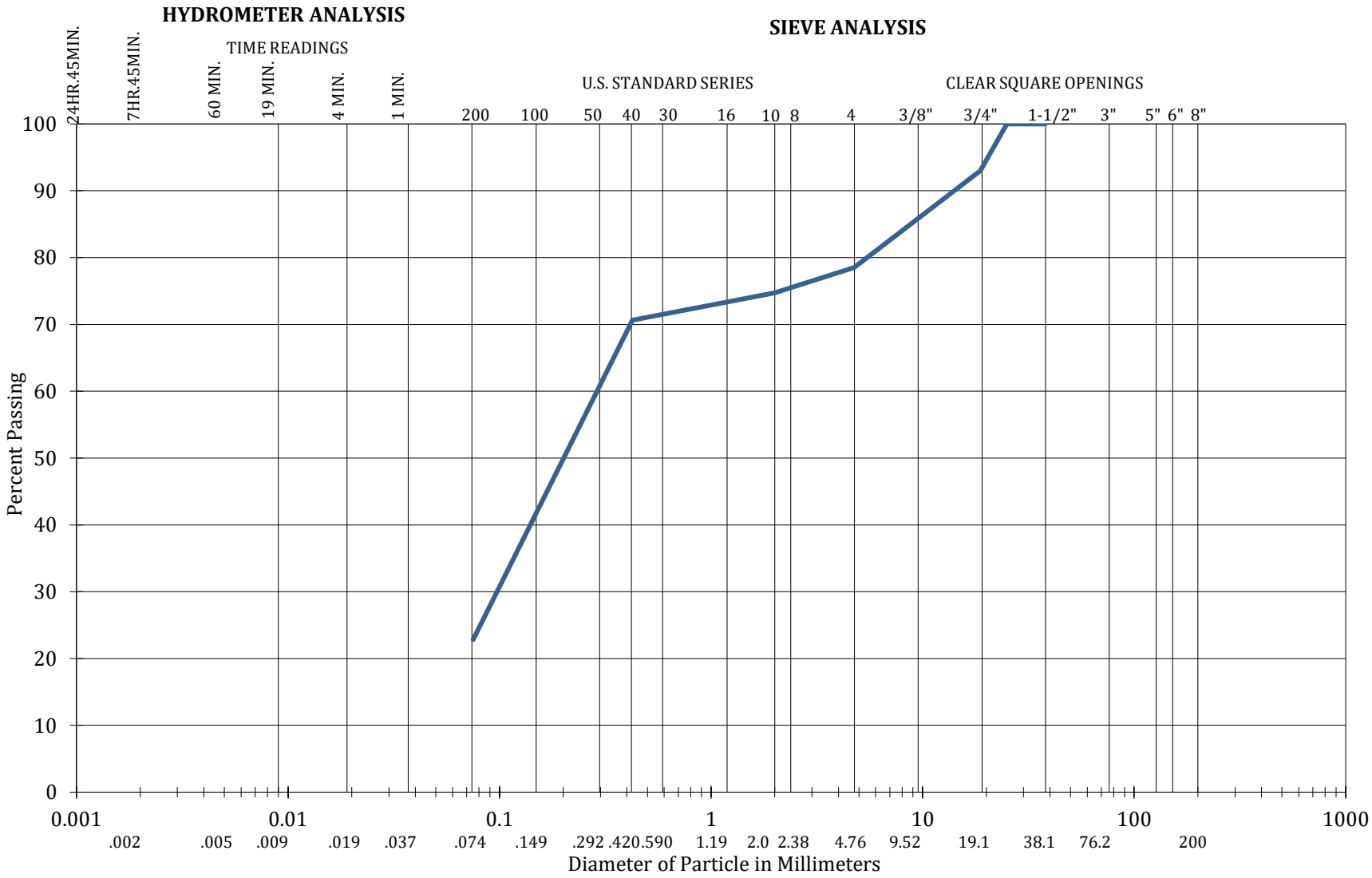
Moisture Content	
Wet Wt + Tare (g)	563.0
Dry Wt. + Tare (g)	521.6
Wt of Water (g)	41.4
Tare Wt. (g)	113.8
Dry Wt. (g)	407.8
Moisture Content	10.2%
Wash	
Wet Wt. + Tare (g)	563.0
Pre Wash Dry (g)	407.8
Post Wash Dry (g)	314.7
Tare Wt. (g)	113.8
Wt.Of Minus #200 =	93.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Clayey Sand w/Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-4

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH1-5 Depth (ft): 40'-42'

Unified Soils Classification
SC (Clayey Sand)

Gravel	14%
Sand	57%
Fines	28%

Liquid Limit:	19
Plastic Limit:	4
Plasticity Index:	15

In-Situ Moisture Content	11.6%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	115.1	115.1	0.0	0%	100%
1"	25	115.1	115.1	0.0	0%	100%
3/4"	18.75	115.1	127.5	12.4	2%	98%
#4	4.75	115.1	186.5	71.4	14%	86%
#10	2.00	115.1	144.7	29.6	19%	81%
#40	0.425	115.1	127.2	12.1	21%	79%
#200	0.075	115.1	411.2	296.1	72%	28%
Pan	0	115.1	282.0	166.9	100%	0%
		Total Weight of Sample (g)		588.5		

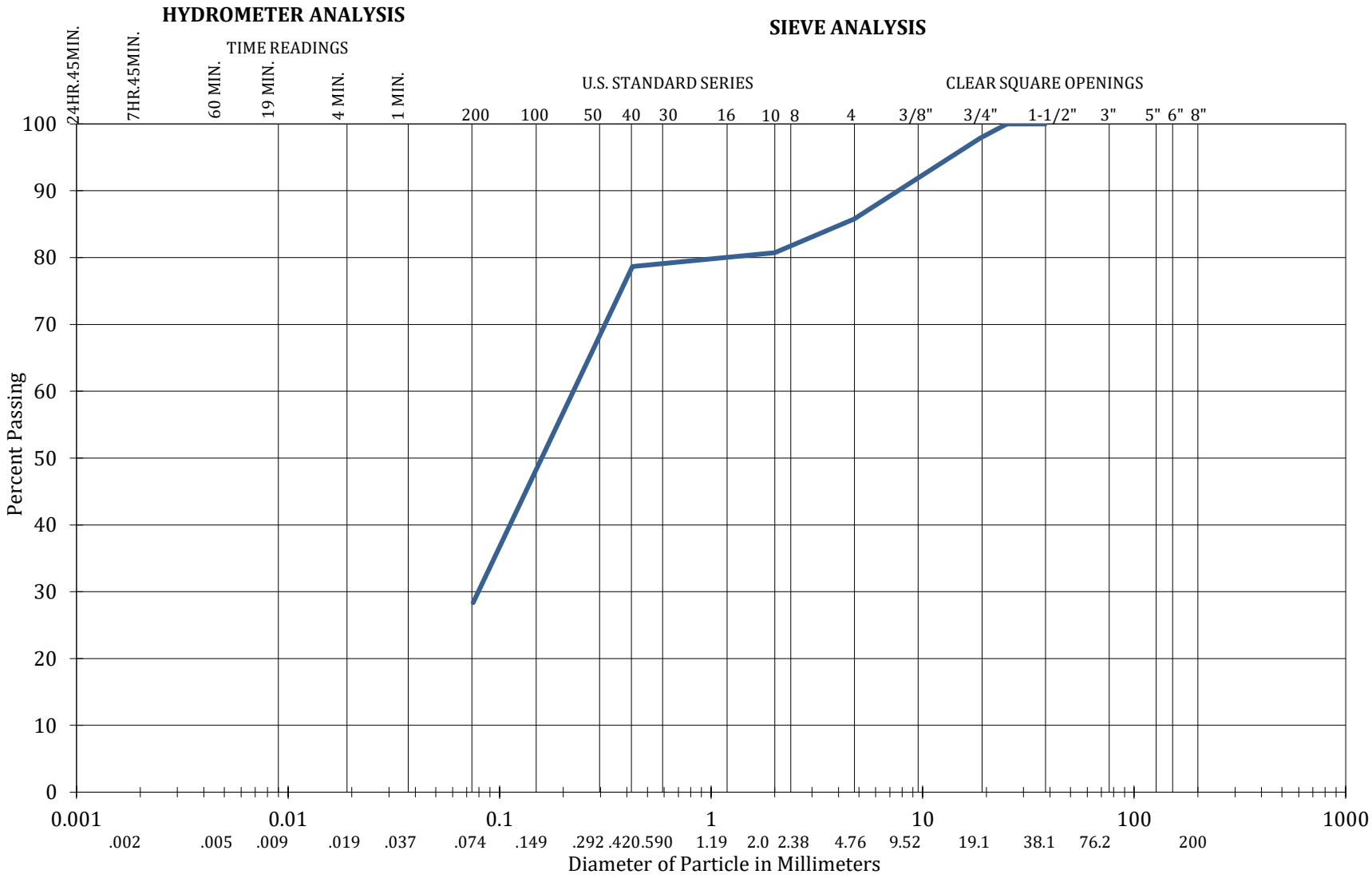
Moisture Content	
Wet Wt + Tare (g)	770.5
Dry Wt. + Tare (g)	702.3
Wt of Water (g)	68.2
Tare Wt. (g)	113.8
Dry Wt. (g)	588.5
Moisture Content	11.6%
Wash	
Wet Wt. + Tare (g)	770.5
Pre Wash Dry (g)	588.5
Post Wash Dry (g)	421.6
Tare Wt. (g)	113.8
Wt.Of Minus #200 =	166.9

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Sandy Clay

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-5

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH1-6 Depth (ft): 45'-47'

Unified Soils Classification
SC (Clayey Sand)

Gravel	0%
Sand	66%
Fines	34%

Liquid Limit:	30
Plastic Limit:	6
Plasticity Index:	24

In-Situ Moisture Content	19.3%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.7	110.7	0.0	0%	100%
1"	25	110.7	110.7	0.0	0%	100%
3/4"	18.75	110.7	110.7	0.0	0%	100%
#4	4.75	110.7	110.7	0.0	0%	100%
#10	2.00	110.7	110.7	0.0	0%	100%
#40	0.425	110.7	129.9	19.2	2%	98%
#200	0.075	110.7	622.1	511.4	66%	34%
Pan	0	110.7	382.8	272.1	100%	0%
		Total Weight of Sample (g)		802.7		

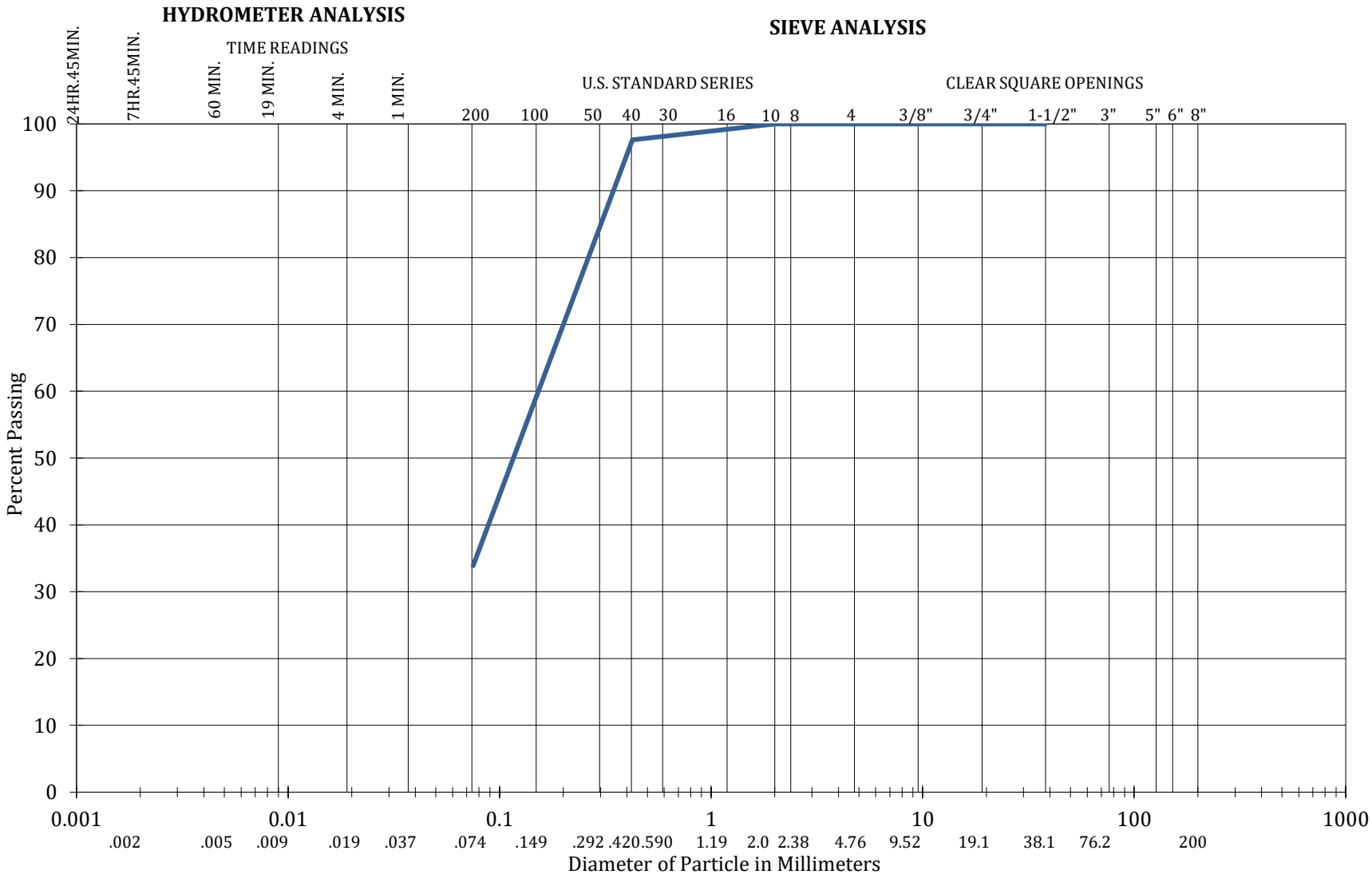
Moisture Content	
Wet Wt + Tare (g)	1067.4
Dry Wt. + Tare (g)	912.6
Wt of Water (g)	154.8
Tare Wt. (g)	109.9
Dry Wt. (g)	802.7
Moisture Content	19.3%
Wash	
Wet Wt. + Tare (g)	1067.4
Pre Wash Dry (g)	802.7
Post Wash Dry (g)	530.6
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	272.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Clayey Sand

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-6

Lot 58 Grand View Lodges

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Sample ID: BH5 @ 23'-28' Depth (ft): 23'-28'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	55%
Fines	38%

Liquid Limit:	29
Plastic Limit:	4
Plasticity Index:	25

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	147.1	37.0	7%	93%
#10	2.00	110.1	134.6	24.5	11%	89%
#40	0.425	110.1	145.4	35.3	18%	82%
#200	0.075	110.1	343.2	233.1	62%	38%
Pan	0	110.1	316.3	206.2	100%	0%
		Total Weight of Sample (g)		536.1		

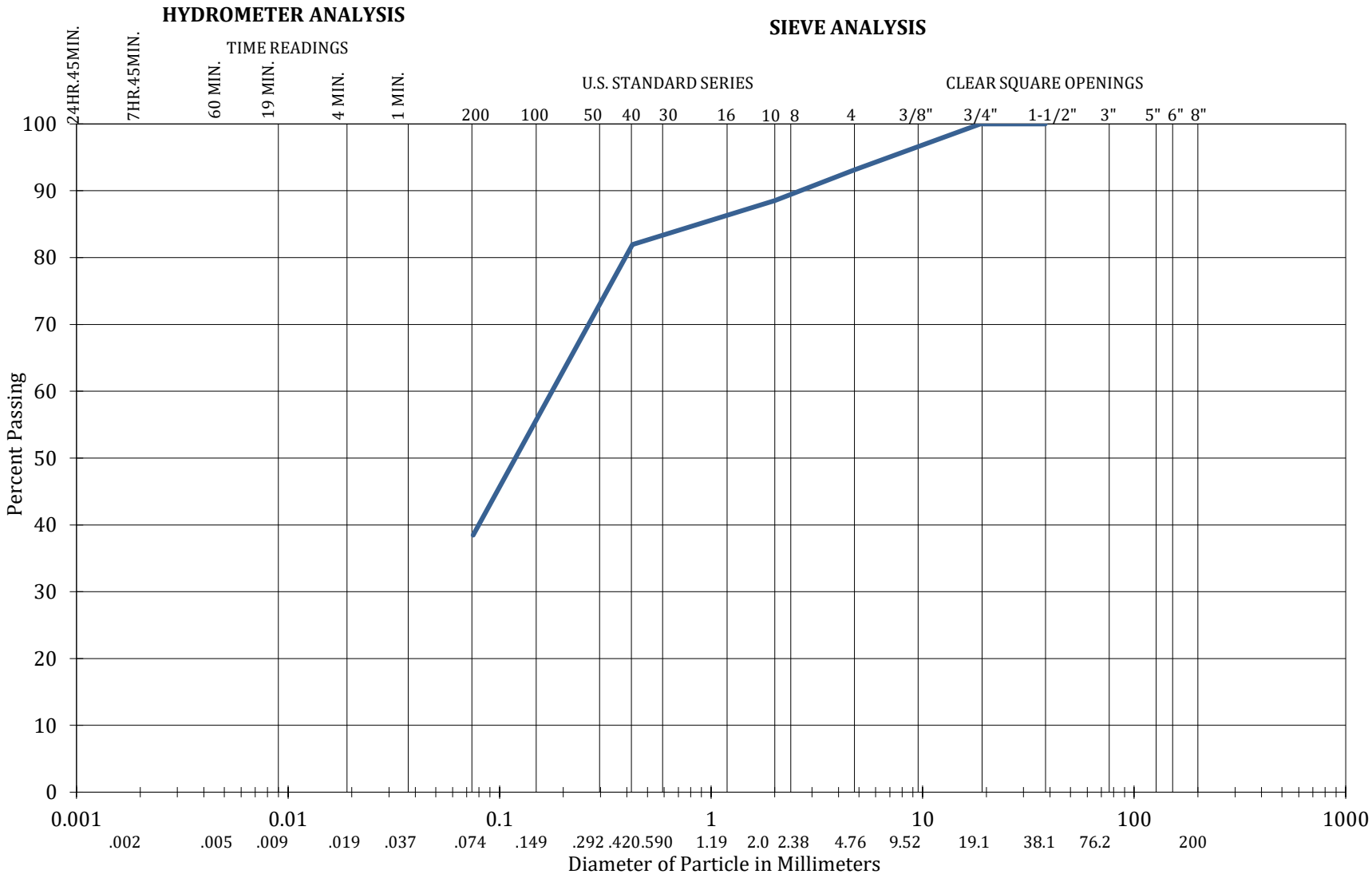
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	536.1
Post Wash Dry (g)	329.9
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	206.2

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Tan Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 23'-28'

Lot 58 Grand View Lodges

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Sample ID: BH5 @ 37'-41' Depth (ft): 37'-41'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	68%
Fines	25%

Liquid Limit:	28
Plastic Limit:	12
Plasticity Index:	16

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	163.8	53.7	7%	93%
#10	2.00	110.1	139.7	29.6	11%	89%
#40	0.425	110.1	196.8	86.7	23%	77%
#200	0.075	110.1	502.4	392.3	75%	25%
Pan	0	110.1	298.2	188.1	100%	0%
		Total Weight of Sample (g)		750.4		

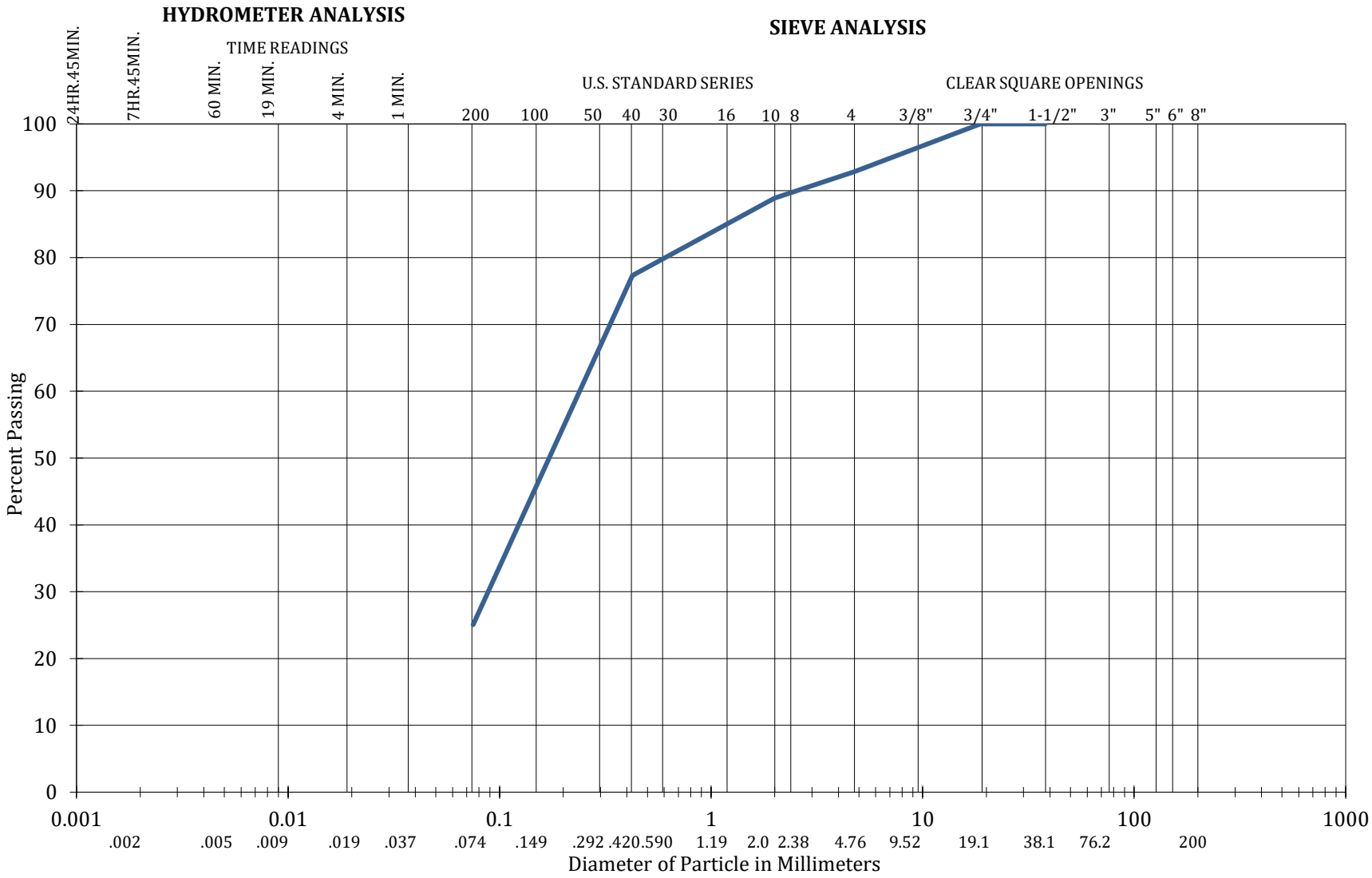
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	750.4
Post Wash Dry (g)	562.3
Tare Wt. (g)	114.3
Wt.Of Minus #200 =	188.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Gray Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 37'-41'

Lot 58 Grand View Lodges

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Sample ID: BH6-4B Depth (ft): 22'-23'

Unified Soils Classification
Lean Clay, CL

Gravel	**0%**
Sand	**12%**
Fines	**87%**

Liquid Limit:	**33**
Plastic Limit:	**15**
Plasticity Index:	**18**

In-Situ Moisture Content	**17.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	292.2	0.0	0%	100%
3/4"	18.75	292.2	292.2	0.0	0%	100%
3/8"	9.5	292.2	292.2	0.0	0%	100%
#4	4.75	292.2	293.3	1.0	0%	100%
#10	2.00	292.2	293.3	1.1	1%	99%
#40	0.425	292.2	304.0	11.8	5%	95%
#100	0.15	292.2	301.3	9.1	9%	91%
#200	0.075	292.2	303.4	11.2	13%	87%
Pan	0	292.2	527.4	235.2	100%	0%
		Total Weight of Sample (g)		**269.3**		

Moisture Content	
Wet Wt + Tare (g)	940.7
Dry Wt. + Tare (g)	825.9
Wt of Water (g)	114.8
Tare Wt. (g)	170.9
Dry Wt. (g)	654.9
Moisture Content	17.5%
Wash	
Wet Wt. + Tare (g)	940.7
Pre Wash Dry (g)	269.3
Post Wash Dry (g)	34.2
Tare Wt. (g)	292.2
Wt.Of Minus #200 =	235.2

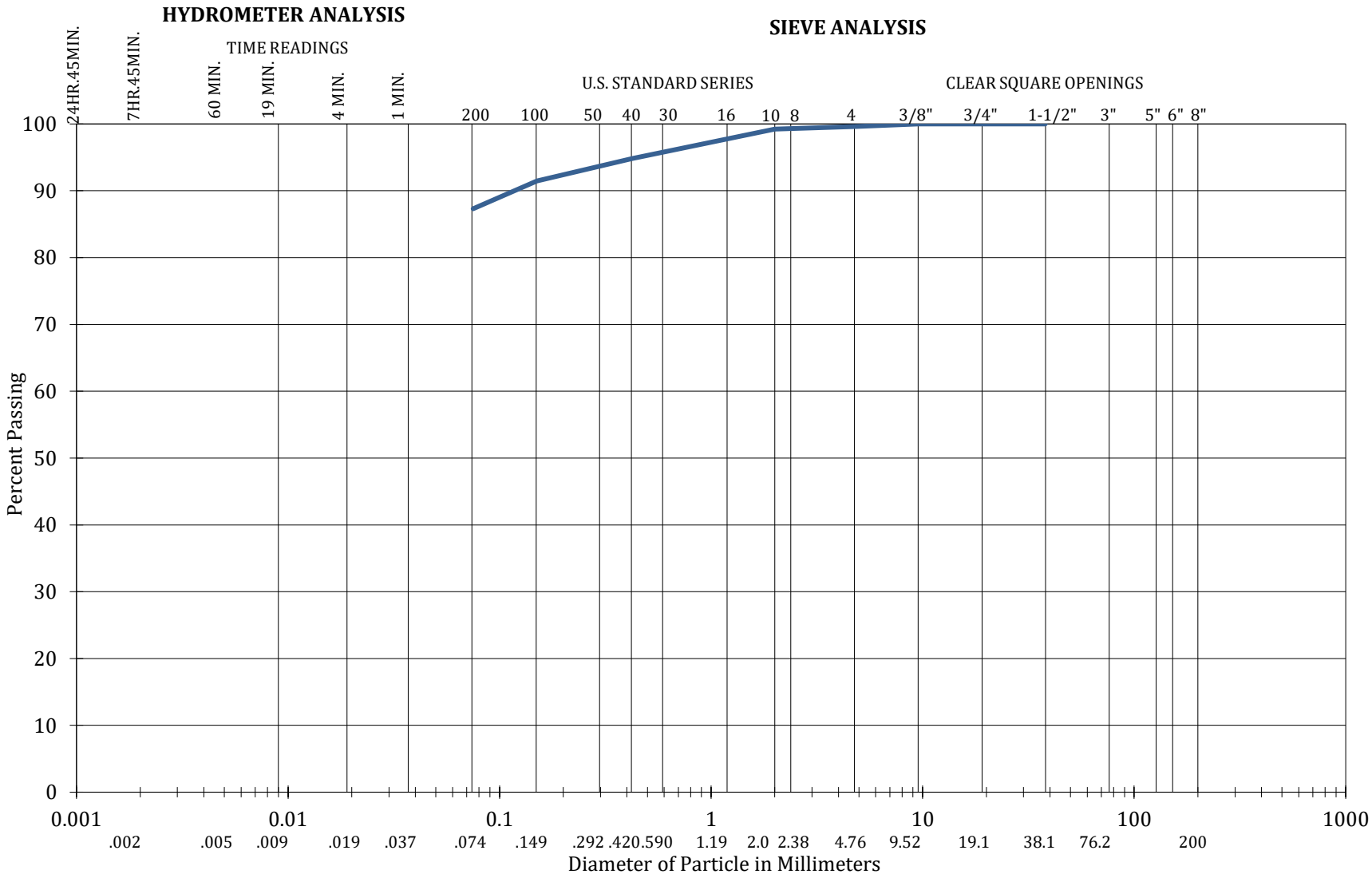
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Olive Green Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-4B

Lot 58 Grand View Lodges

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Sample ID: BH6-11 Depth (ft): 52'-53'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**25%**
Fines	**66%**

Liquid Limit:	**25**
Plastic Limit:	**11**
Plasticity Index:	**14**

In-Situ Moisture Content	**16.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	171.0	171.0	0.0	0%	100%
1"	25	171.0	171.0	0.0	0%	100%
3/4"	18.75	171.0	171.0	0.0	0%	100%
3/8"	9.5	171.0	205.5	34.5	5%	95%
#4	4.75	171.0	206.3	35.3	9%	91%
#10	2.00	171.0	231.4	60.4	17%	83%
#40	0.425	171.0	226.7	55.7	25%	75%
#100	0.15	171.0	200.2	29.2	29%	71%
#200	0.075	171.0	213.6	42.7	34%	66%
Pan	0	171.0	661.8	490.9	100%	0%
		Total Weight of Sample (g)		**748.7**		

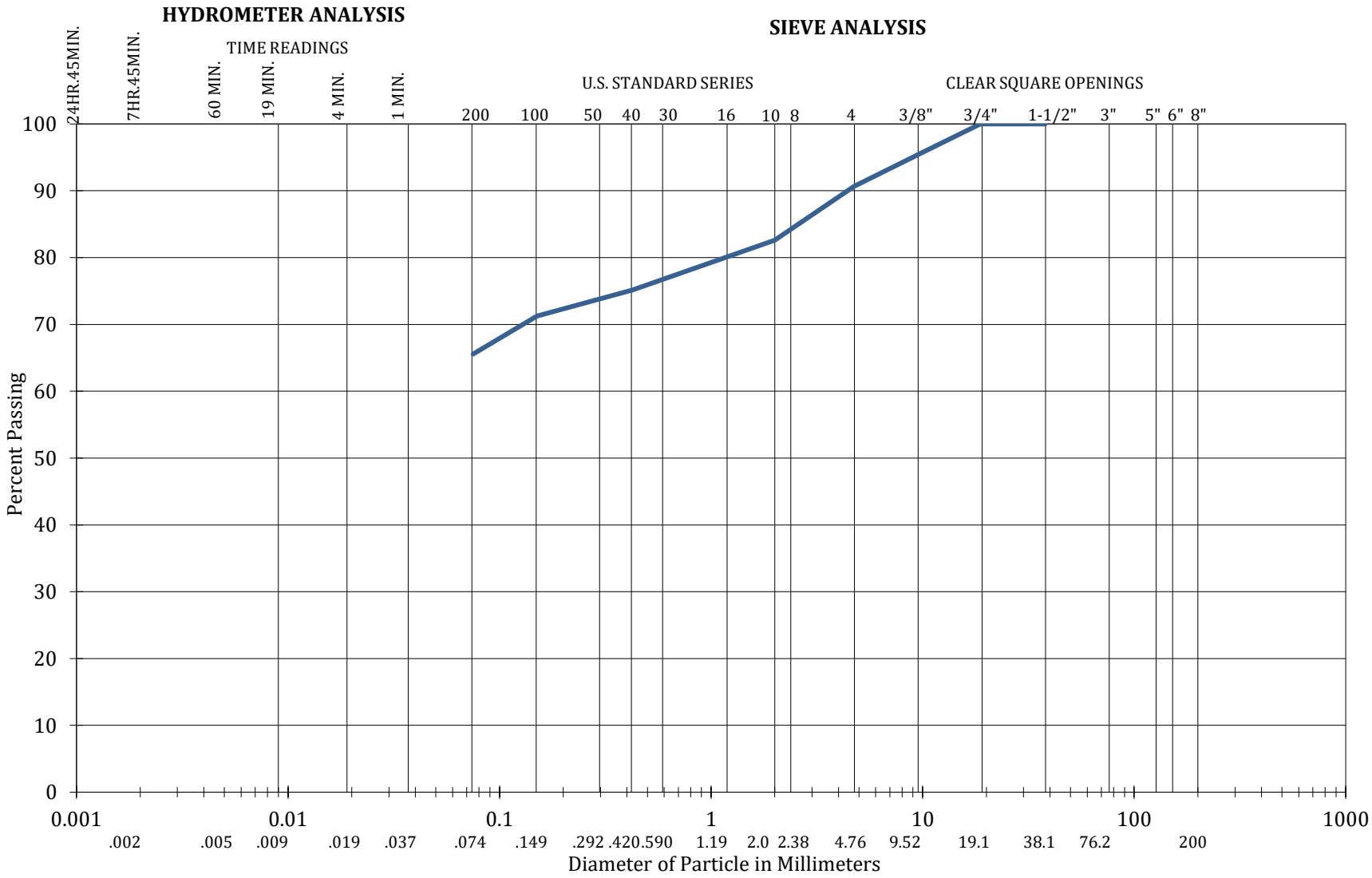
Moisture Content	
Wet Wt + Tare (g)	851.2
Dry Wt. + Tare (g)	754.8
Wt of Water (g)	96.4
Tare Wt. (g)	170.8
Dry Wt. (g)	584.0
Moisture Content	16.5%
Wash	
Wet Wt. + Tare (g)	851.2
Pre Wash Dry (g)	748.7
Post Wash Dry (g)	257.8
Tare Wt. (g)	170.4
Wt.Of Minus #200 =	490.9

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/7/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-11

Lot 58 Grand View Lodges

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Sample ID: BH7-4 Depth (ft): 19'-20'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**27%**
Fines	**64%**

Liquid Limit:	**25**
Plastic Limit:	**14**
Plasticity Index:	**11**

In-Situ Moisture Content	**13.2%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.3	292.3	0.0	0%	100%
1"	25	292.3	292.3	0.0	0%	100%
3/4"	18.75	292.3	292.3	0.0	0%	100%
3/8"	9.5	292.3	301.7	9.5	3%	97%
#4	4.75	292.3	307.6	15.4	9%	91%
#10	2.00	292.3	310.8	18.5	16%	84%
#40	0.425	292.3	311.2	18.9	23%	77%
#100	0.15	292.3	306.4	14.1	28%	72%
#200	0.075	292.3	313.4	21.1	36%	64%
Pan	0	292.3	467.0	174.8	100%	0%
		Total Weight of Sample (g)		**272.2**		

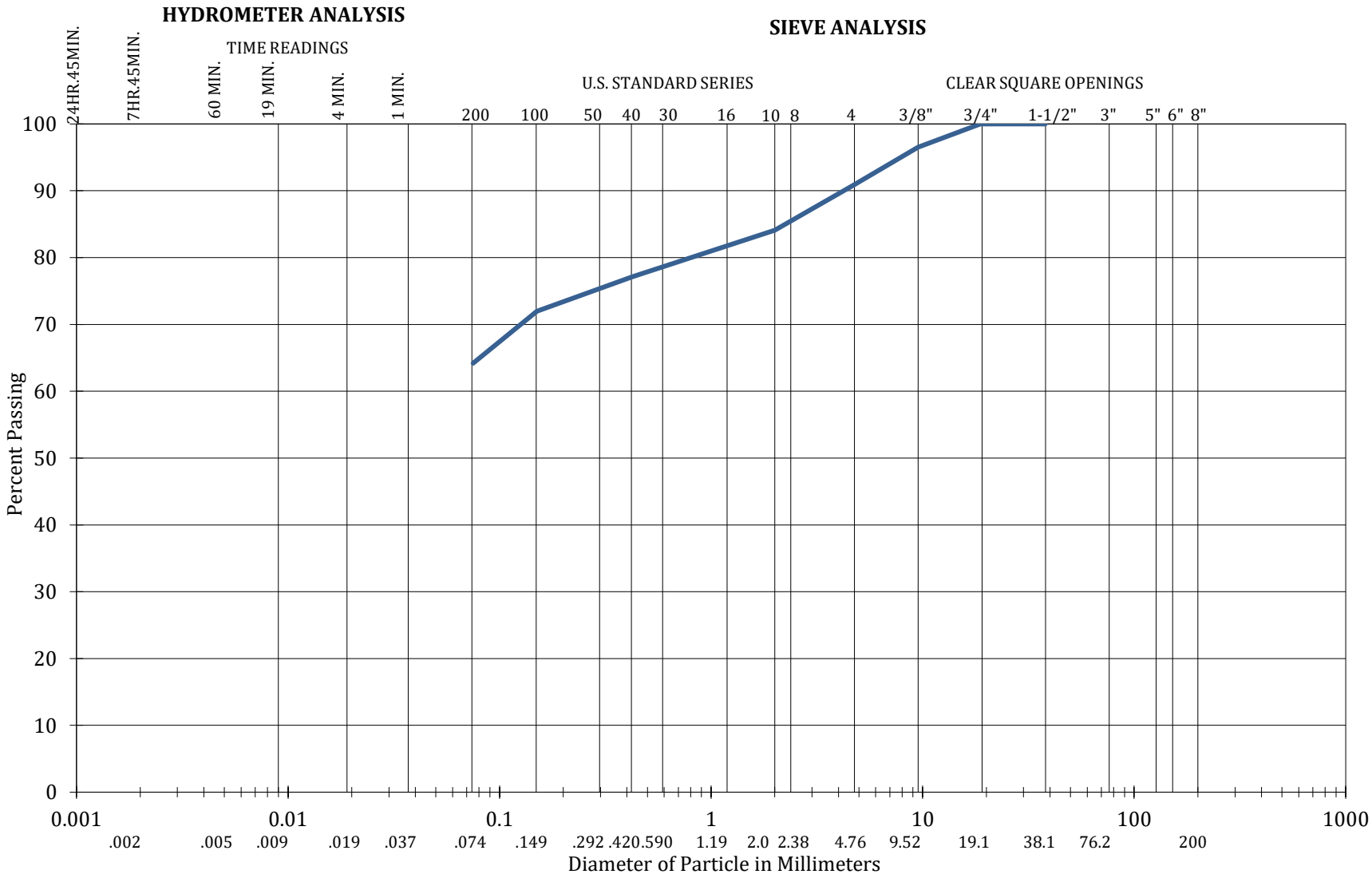
Moisture Content	
Wet Wt + Tare (g)	1193.5
Dry Wt. + Tare (g)	1074.5
Wt of Water (g)	118.9
Tare Wt. (g)	170.9
Dry Wt. (g)	903.7
Moisture Content	13.2%
Wash	
Wet Wt. + Tare (g)	1193.5
Pre Wash Dry (g)	272.2
Post Wash Dry (g)	97.5
Tare Wt. (g)	292.3
Wt.Of Minus #200 =	174.8

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-4

Lot 58 Grand View Lodges

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Sample ID: BH7-6 Depth (ft): 25.5'-26.5'

Unified Soils Classification

Lean Clay with Sand, CL

Gravel	**4%**
Sand	**15%**
Fines	**81%**

Liquid Limit:	**35**
Plastic Limit:	**17**
Plasticity Index:	**18**

In-Situ Moisture Content	**20.6%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.3	292.3	0.0	0%	100%
1"	25	292.3	292.3	0.0	0%	100%
3/4"	18.75	292.3	292.3	0.0	0%	100%
3/8"	9.5	292.3	298.7	6.4	2%	98%
#4	4.75	292.3	297.1	4.8	4%	96%
#10	2.00	292.3	296.7	4.4	5%	95%
#40	0.425	292.3	300.0	7.7	8%	92%
#100	0.15	292.3	302.7	10.4	12%	88%
#200	0.075	292.3	312.9	20.6	19%	81%
Pan	0	292.3	531.7	239.4	100%	0%
		Total Weight of Sample (g)		**293.8**		

Moisture Content	
Wet Wt + Tare (g)	1304.2
Dry Wt. + Tare (g)	1110.3
Wt of Water (g)	193.9
Tare Wt. (g)	170.6
Dry Wt. (g)	939.7
Moisture Content	20.6%
Wash	
Wet Wt. + Tare (g)	1304.2
Pre Wash Dry (g)	293.8
Post Wash Dry (g)	54.4
Tare Wt. (g)	292.3
Wt.Of Minus #200 =	239.4

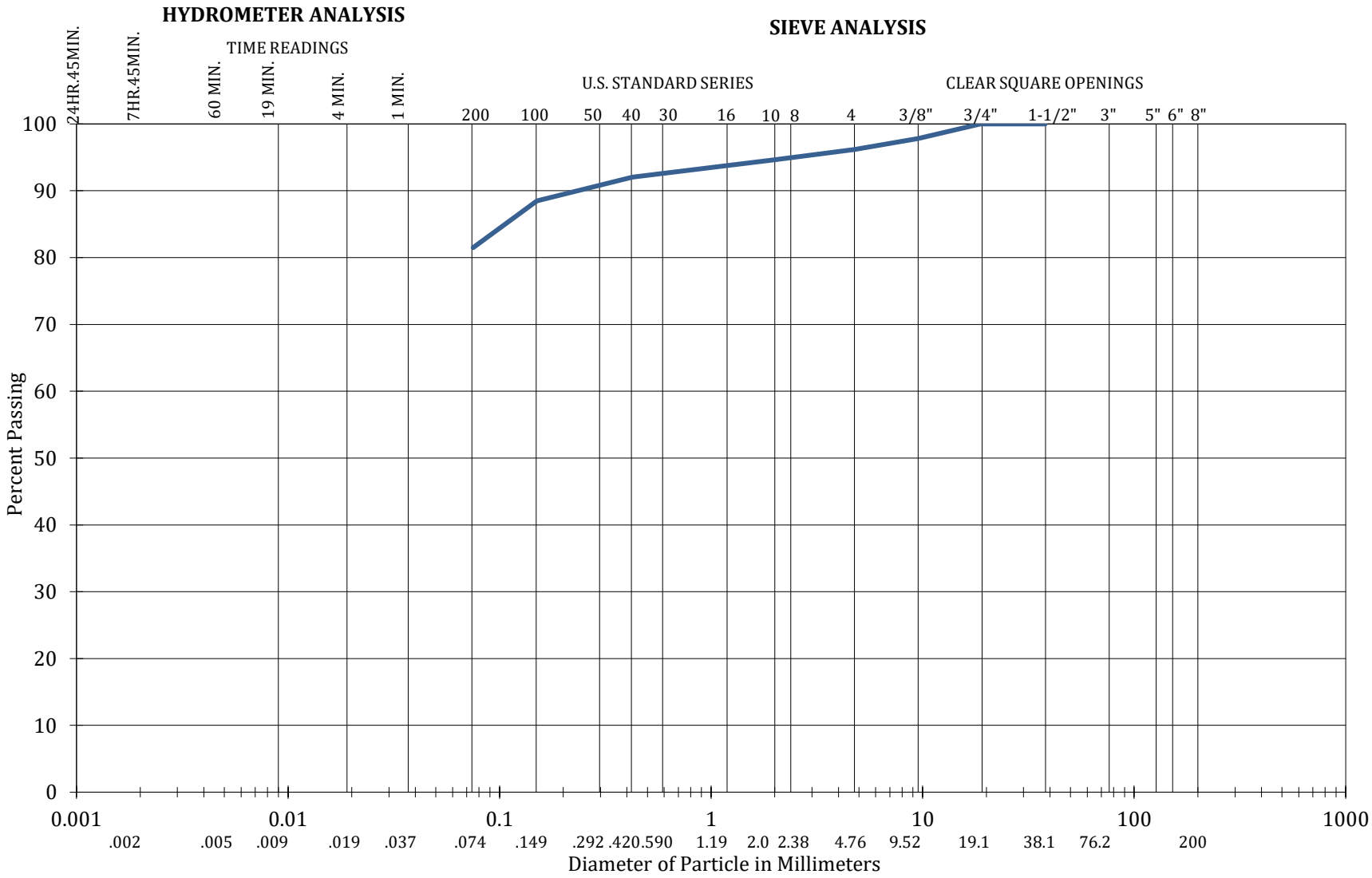
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/1/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-6

Lot 58 Grand View Lodges

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Sample ID: BH7-13 Depth (ft): 59'-60'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**11%**
Sand	**22%**
Fines	**67%**

Liquid Limit:	**29**
Plastic Limit:	**15**
Plasticity Index:	**14**

In-Situ Moisture Content	**17.9%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	332.0	39.8	6%	94%
3/4"	18.75	292.2	292.2	0.0	6%	94%
3/8"	9.5	292.2	306.5	14.2	8%	92%
#4	4.75	292.2	311.7	19.4	11%	89%
#10	2.00	292.2	325.3	33.1	16%	84%
#40	0.425	292.2	327.0	34.8	21%	79%
#100	0.15	292.2	319.8	27.6	25%	75%
#200	0.075	292.2	344.3	52.0	33%	67%
Pan	0	292.2	748.9	456.6	100%	0%
		Total Weight of Sample (g)		**677.5**		

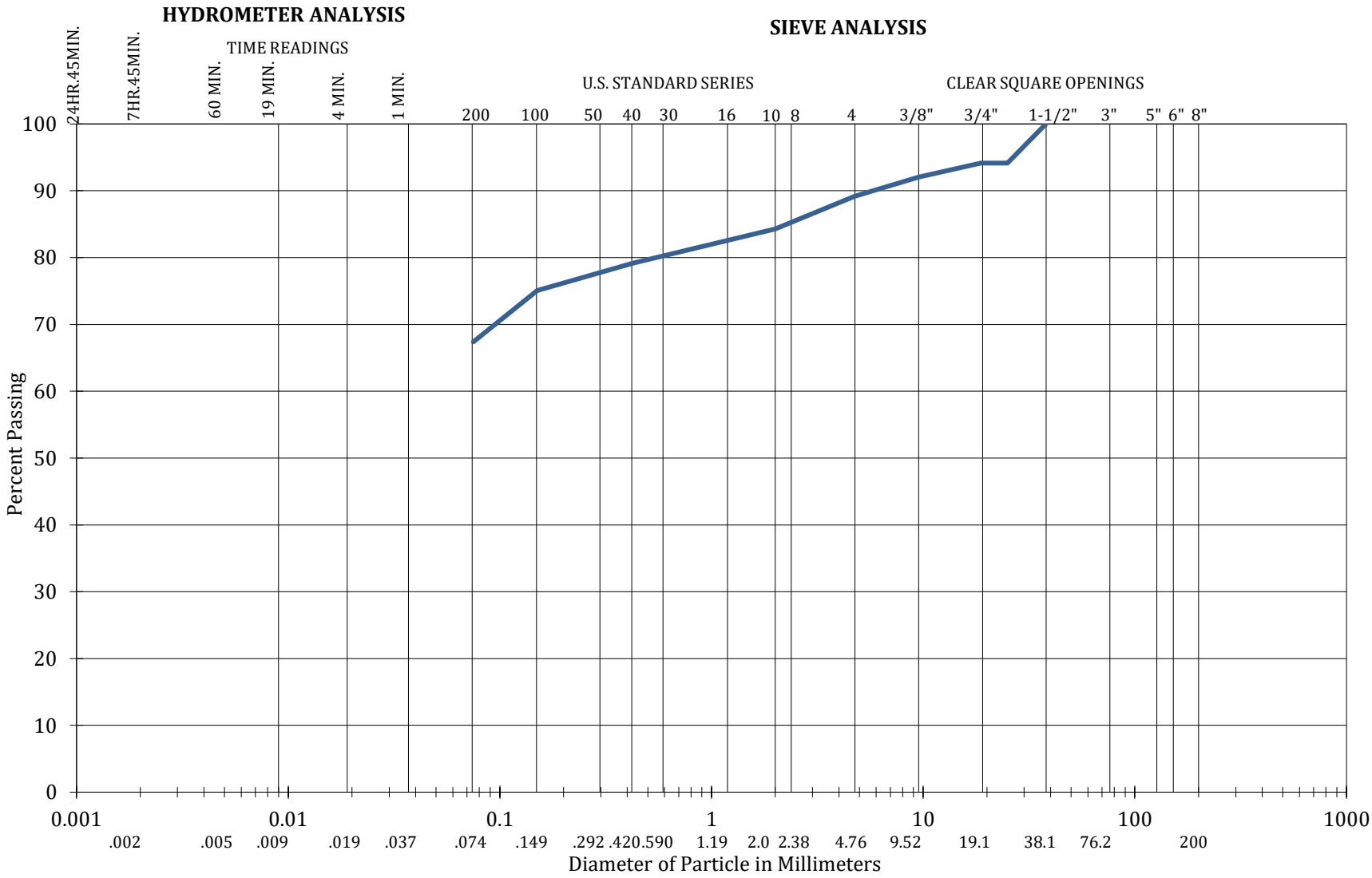
Moisture Content	
Wet Wt + Tare (g)	1000.2
Dry Wt. + Tare (g)	873.8
Wt of Water (g)	126.4
Tare Wt. (g)	169.7
Dry Wt. (g)	704.2
Moisture Content	17.9%
Wash	
Wet Wt. + Tare (g)	1000.2
Pre Wash Dry (g)	677.5
Post Wash Dry (g)	220.9
Tare Wt. (g)	169.7
Wt.Of Minus #200 =	456.6

Project:	Lot 58 Gand View Lodges
Job Number	21-222-02
Visual ID:	Gray Lean Clay with Sand

Sampled By:	AP
Date:	6/25/2021
Tested By:	AE
Date:	7/1/2021

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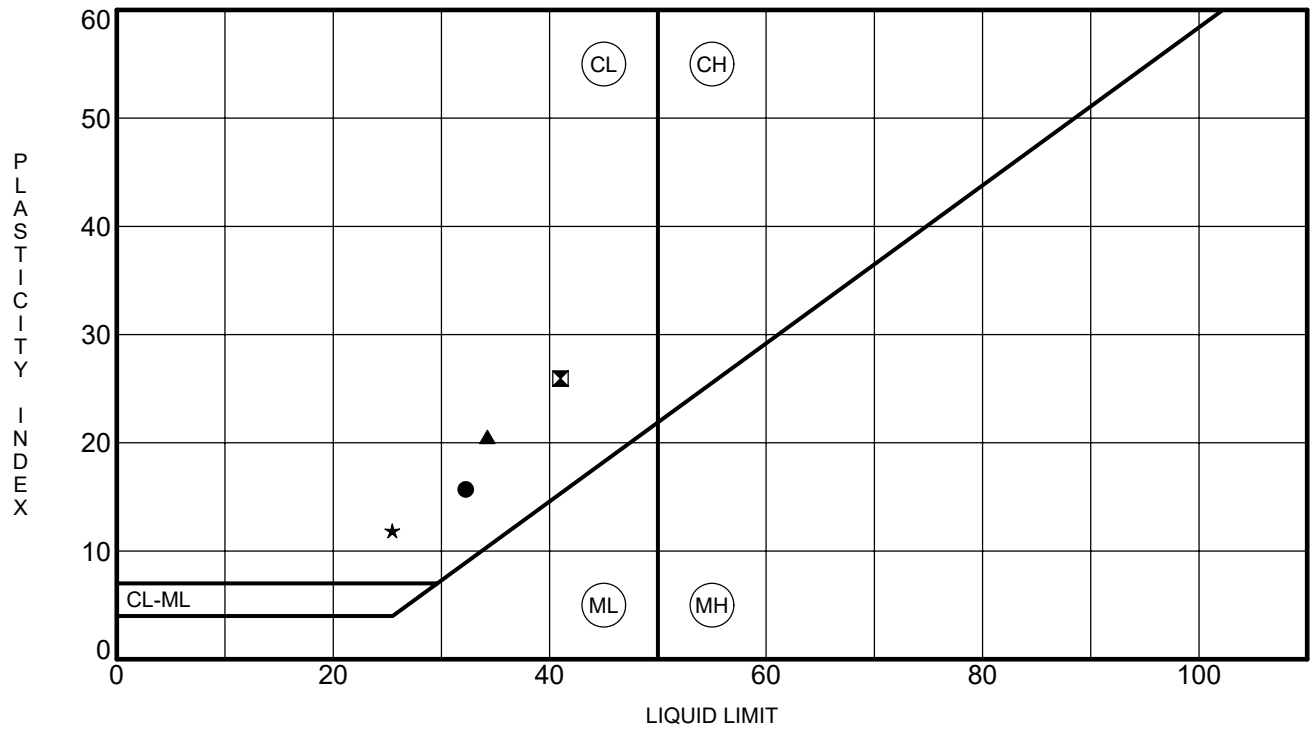
USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-13

Lot 58 Grand View Lodges



	Specimen Identification		LL	PL	PI	Fines	Classification
●	**TP-1**	**9.0**	**32**	**17**	**15**		
⊠	**TP-1**	**10.0**	**41**	**15**	**26**		
▲	**TP-1**	**25.0**	**34**	**14**	**20**		
★	**TP-1**	**27.5**	**25**	**14**	**11**		

Womack & Associates, Inc.
P.O. Box 12650
Jackson, WY 83002
Telephone: (307)733-7209
Fax:

ATTERBERG LIMITS' RESULTS

Project: TOJ - Snow King Water Tank

Location: Jackson, Wyoming

Number:

JORGENSEN
GEOTECHNICAL, LLC

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

APPENDIX D

Soil-Engineering Parameters

Engineering parameters for site soils were evaluated based on a variety of methods, including:

- direct laboratory testing (shear strength and consolidation),
- correlations with index tests,
- empirical relationships between SPT N-values and shear strength, and
- visual classification and empirical estimates.

Due to the chaotic and random nature of the soils (i.e., mixture of fine-grained and coarse-grained soils), collecting relatively undisturbed shelby tube samples of fine-grained soil layers during the drilling effort to perform shear tests and consolidation tests on was difficult. Therefore, very limited soil parameters for soil unit weight, consolidation values, and shear strength values were directly determined from their respective tests. Most of the samples that underwent lab testing were disturbed samples collected during SPT sampling and sonic drilling, of which their results were used to estimate the soil parameters based on correlations. Jorgensen Geotechnical (JG) was able to submit two relatively undisturbed Shelby tube samples to undergo consolidation testing, while the 2021 Nelson Engineering Report presented shear testing results from five relatively undisturbed Shelby tube samples, which were reviewed.

A discussion regarding the selection of soils parameters is found below.

Soil Unit Weight

Two consolidation tests were performed which produced dry unit weights, while five shear test results presented in the Nelson Engineering report produced dry unit weights. These direct unit weight measurements, SPT blow counts, and observations made in the open test pits were used to estimate the in-situ unit weight of the soils. Estimated unit weights are presented below in Table D-1.

Table D-1: Estimated Soil Unit Weight Values

Soil Layer	Unit Weight (Pounds per cubic foot)
CL – Lean Clay	115
SC – Clayey Sand	120
GC – Clayey Gravel	125
SC – Weathered Bedrock	140

Consolidation Parameters

Two consolidation tests were performed on samples collected during the drilling effort performed by JG. No consolidation tests were presented in the Nelson Engineering or Womack and Associates, reports. Coefficients of consolidation, C_c, were calculated based on the direct consolidated test results, as well as methods recommended by Skempton (1944), Nagaraj and Murthy (1985), Wroth and Wood (1978), and Kulhawy and Mayne (1990). These calculation methods use index properties such as the Liquid Limit and the Plasticity Index to estimate the coefficients of consolidation. The results presented below are the average of all C_c, values calculated from the direct results and correlation calculations.

Table D-2: Estimated Coefficients of Consolidation

Soil Layer	Coefficient of Consolidation
CL – Clay	0.20
SC – Clayey Sand	0.18
GC – Clayey Gravel	0.16

Strength Parameters

Internal Friction Angle (phi)

Strength parameters used in the slope stability model were selected by examining direct shear results, calculations based on SPT blow count values, as recommended by Hatanaka and Uchida (1996) and Schmertmann (1975), and calculated based on index properties as recommended by Duncan (1989). Minimum, maximum, and average internal friction angles (phi) are summarized in the table below.

Table D-3: Estimated Internal Friction Values (Degrees)

	Minimum	Maximum	Average	Standard Deviation	Selected phi[1]
CL – Clay	30.0	56.3	37.3	7.2	35
SC – Clayey Sand	27.5	54.2	37.9	9.4	37
GC – Clayey Gravel	29.0	63.3	47.5	9.7	40
SC – Weathered Bedrock	--	--	--	--	60

1. Dashes indicate a refusal condition was met during SPT samples, therefore phi value was estimated

As summarized in the table above, the minimum and maximum calculated internal friction angles for a single soil layer sometimes varied by over 20-degrees. Therefore, internal friction angles were selected by reviewing all calculated values, as well as reviewing suggested values in Chapter 9 of the Pit Slope Manual (1982).

Soils that have undergone movement are assumed to be in a residual strength state; i.e., weaker than the strength of the soils prior to the movement. Though the published geologic maps and our observations in the field classified the origin of the soils as landslide debris, no direct shear zones were observed and no signs of previous shearing (i.e., slickensides) were observed. Additionally, loess, typically formed from windblown glacial silt, was observed overlying the landslide deposit, therefore it is assumed the landslide occurred prior to or during the Pinedale Glaciation approximately 10 to 30 thousand years ago. If the soils observed in the boreholes and test pits were once in a residual state following failure, it is assumed since their mobilization in the failure event, they have been naturally consolidating and therefore regaining strength. Therefore, residual shear strengths were not used for the slope stability model and peak shear strengths were used.

Cohesion

Cohesion was added to the material models in the slope stability model to avoid selecting slip surfaces representing the “infinite slope” solution. Cohesion values used in the slope stability models can be found in Appendix F.

Compression Index (C_c) Calculation Spreadsheet

							Skempton	*Nagaraj*	*Wroth*	*Kulhawy*				
Project	**BH**	**Depth**	**LL**	**PL**	**PI**	**Consol Results**	**Compression Index (Cc)**				**Average**	**Median**	**Std Dev**	**Classification**
Bear Development - Snow King Loop Lots 53 and 58	JG-10	12.5-14.0	39	15	24	0.17	*0.26*	*0.24*	*0.32*	*0.32*	0.29	0.29	0.04	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-10	17.5-19.0	32	14	18	0.13	*0.20*	*0.20*	*0.24*	*0.24*	0.22	0.22	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	18-19	31	16	15		*0.19*	*0.19*	*0.20*	*0.20*	0.20	0.20	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	27-29	28	16	12		*0.16*	*0.18*	*0.16*	*0.16*	0.17	0.16	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	54.5-57	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	67-69	26	16	10		*0.14*	*0.16*	*0.14*	*0.14*	0.14	0.14	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	72.5-75	38	17	21		*0.25*	*0.24*	*0.28*	*0.28*	0.26	0.27	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	7-8.5	20	15	5		*0.09*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-02	14.5-16	31	15	16		*0.19*	*0.19*	*0.22*	*0.22*	0.20	0.21	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	22-25	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	32-35	21	16	5		*0.10*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	38.5-40	29	17	12		*0.17*	*0.18*	*0.16*	*0.16*	0.17	0.17	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	52-55	16	4	12		*0.05*	*0.10*	*0.16*	*0.16*	0.12	0.13	0.05	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	60-62	37	23	14		*0.24*	*0.23*	*0.19*	*0.19*	0.21	0.21	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	64.5-67	31	17	14		*0.19*	*0.19*	*0.19*	*0.19*	0.19	0.19	0.00	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	69.5-72	21	16	5		*0.10*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	SC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	4.5-7	33	14	19		*0.21*	*0.21*	*0.26*	*0.26*	0.23	0.23	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-03	14.5-17	30	15	15		*0.18*	*0.19*	*0.20*	*0.20*	0.19	0.20	0.01	SC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	22-25	35	15	20		*0.23*	*0.22*	*0.27*	*0.27*	0.25	0.25	0.03	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	30-33	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-04	7-8.5	34	16	18		*0.22*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-04	14.5-17	19	14	5		*0.08*	*0.12*	*0.07*	*0.07*	0.08	0.07	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-04	22-25	31	17	14		*0.19*	*0.19*	*0.19*	*0.19*	0.19	0.19	0.00	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-04	30-33	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-10	7.5-9	25	16	9		*0.14*	*0.16*	*0.12*	*0.12*	0.13	0.13	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-10	15-17	38	21	17		*0.25*	*0.24*	*0.23*	*0.23*	0.24	0.23	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-11	7.5-9	22	15	7		*0.11*	*0.14*	*0.09*	*0.09*	0.11	0.10	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-12	5-6.5	27	15	12		*0.15*	*0.17*	*0.16*	*0.16*	0.16	0.16	0.01	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-12	10-11.5	27	17	10		*0.15*	*0.17*	*0.14*	*0.14*	0.15	0.14	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-12	20-21.5	26	14	12		*0.14*	*0.16*	*0.16*	*0.16*	0.16	0.16	0.01	SC
Nelson 53&58	BH1	29.75	27	12	15		*0.15*	*0.17*	*0.20*	*0.20*	0.18	0.19	0.02	SC
Nelson 53&58	BH1	40	19	4	15		*0.08*	*0.12*	*0.20*	*0.20*	0.15	0.16	0.06	SC
Nelson 53&58	BH1	45	30	6	24		*0.18*	*0.19*	*0.32*	*0.32*	0.25	0.26	0.08	SC
Nelson 53&58	BH5	23	29	4	25		*0.17*	*0.18*	*0.34*	*0.34*	0.26	0.26	0.09	SC
Nelson 53&58	BH5	37	18	2	16		*0.07*	*0.11*	*0.22*	*0.22*	0.15	0.16	0.07	SC
Nelson 53&58	BH6	22	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Nelson 53&58	BH6	52	25	11	14		*0.14*	*0.16*	*0.19*	*0.19*	0.17	0.17	0.03	CL
Nelson 53&58	BH7	19	25	14	11		*0.14*	*0.16*	*0.15*	*0.15*	0.15	0.15	0.01	CL
Nelson 53&58	BH7	25.5	35	17	18		*0.23*	*0.22*	*0.24*	*0.24*	0.23	0.23	0.01	CL
Nelson 53&58	BH7	59	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	CL
Womack Water Tank	TP-1	9	32	17	15		*0.20*	*0.20*	*0.20*	*0.20*	0.20	0.20	0.00	CL
Womack Water Tank	TP-1	10	41	15	26		*0.28*	*0.26*	*0.35*	*0.35*	0.31	0.32	0.05	CL
Womack Water Tank	TP-1	25	34	14	20		*0.22*	*0.21*	*0.27*	*0.27*	0.24	0.24	0.03	CL
Womack Water Tank	TP-1	27.5	25	14	11		*0.14*	*0.16*	*0.15*	*0.15*	0.15	0.15	0.01	CL

Phi Calculation Spreadsheet

Shear Strength Correlation Summary - Peak Friction Angle

					Hatanaka and Uchida (1996)	*Schmertmann (1975)*							Duncan, 1989							
Project	**BH**	**Sample**	**Depth (ft)**	**(N1)60**	**Peak Phi (N160)**	**Peak Phi (N160)**	**Phi (Direct Shear)**	**LL**	**PI**	**Overburden**	**% Clay**	**Peak Phi**	**Classification**	**Unit Weight (pcf)**	**Cohesion**	**Min**	**Max**	**Average**	**Std Dev**
Bear Dev - 53&58	JG-01	D-8	18	--	--	--		31	15			34	CL	115	0	24.0	26.0	25.0	1.4
Bear Dev - 53&58	JG-01	D-12	27	38	47	53		28	12			35	CL	115	0				
Bear Dev - 53&58	JG-01	D-17	37	94	63	60				4300	7		GC	120	0	31.0	32.0	31.5	0.7
Bear Dev - 53&58	JG-01	D-26	47	84	61	59							GC	120	0				
Bear Dev - 53&58	JG-01	D-27	54.5	--	-	-		33	18			32	CL	115	0				
Bear Dev - 53&58	JG-01	D-31	67	56	53	54							CL	115	0	21.0	27.0	23.7	3.1
Bear Dev - 53&58	JG-01	D-32	67	--	-	-		26	10			36	CL	115	0				
Bear Dev - 53&58	JG-01	D-36	72.5	--	-	-		38	21			31	CL	115	0				
Bear Dev - 53&58	JG-01	D-39	80	35	47	48							GC	120	0				
Bear Dev - 53&58	JG-02	D4	7	-	-	-		20	5			37	GC	120	0	31.0	31.0	31.0	
Bear Dev - 53&58	JG-02	D8	14.5	-	-	-		31	16			32	CL	115	0				
Bear Dev - 53&58	JG-02	D9	17	6	31	31							CL	110	0				
Bear Dev - 53&58	JG-02	D11	22	-	-	-		29	14			30	CL	110	0	23.0	31.0	26.0	3.6
Bear Dev - 53&58	JG-02	D13	27	24	42	47							CL	110	0				
Bear Dev - 53&58	JG-02	D16	32	-	-	-		21	5			37	CL	110	0				
Bear Dev - 53&58	JG-02	D18	37	24	42	46		29	12			35	CL	110	0				
Bear Dev - 53&58	JG-02	D22	44.5	-	-	-				5500	8		GC	125	0	31.0	32.0	31.5	0.7
Bear Dev - 53&58	JG-02	D23	47	45	50	52							GC	125	0				
Bear Dev - 53&58	JG-02	D26	52	-	-	-		16	12			35	CL	110	0				
Bear Dev - 53&58	JG-02	D28	57	45	50	52							CL	125	0				
Bear Dev - 53&58	JG-02	D30	60	-	-	-		37	14			30	CL	125	0	23.0	26.0	24.0	1.7
Bear Dev - 53&58	JG-02	D32	64.5	-	-	-		31	14			30	CL	125	0				
Bear Dev - 53&58	JG-02	D33	67	66	56	56							CL	125	0				
Bear Dev - 53&58	JG-02	D35	69.5	-	-	-		21	5			37	SC	125	0	31.0	31.0	31.0	
Bear Dev - 53&58	JG-02	D40	80	59	54	54							SC	125	0				
Bear Dev - 53&58	JG-03	D3	4.5	-	-	-		33	19				CL	110	0	21.0	21.0	21.0	
Bear Dev - 53&58	JG-03	D4	7	7	31	33							CL	110	0				
Bear Dev - 53&58	JG-03	D8	14.5	-	-	-		30	15			34	SC	120	0	24.0	24.0	24.0	
Bear Dev - 53&58	JG-03	D9	17	33	46	51							SC	120	0				
Bear Dev - 53&58	JG-03	D12	22	-	-	-		35	20			31	GC	120	0				
Bear Dev - 53&58	JG-03	D14	27	22	41	45							GC	120	0	23.0	21.0	22.0	1.4
Bear Dev - 53&58	JG-03	D19	35	17	38	40		29	14			30	GC	120	0				
Bear Dev - 53&58	JG-04	D4	7	8	33	35		34	18			32	CL	110	0	23.0	23.0	23.0	
Bear Dev - 53&58	JG-04	D8	14.5	-	-	-		19	5			37	GC	125	0	31.0	31.0	31.0	
Bear Dev - 53&58	JG-04	D9	17	49	51	55							GC	125	0				
Bear Dev - 53&58	JG-04	D12	2	-	-	-		31	14			30	CL	115	0	23.0	23.0	23.0	
Bear Dev - 53&58	JG-04	D14	27	21	40	44							CL	115	0				
Bear Dev - 53&58	JG-04	D17	30	-	-	-		33	18			32	GC	125	0	23.0	23.0	23.0	
Bear Dev - 53&58	JG-04	D19	35	83	61	59							GC	125	0				
Bear Dev - 53&58	JG-10	D-1	2.5	4	29	28		25	9			36	SC	110	0	26.0	26.0	26.0	
Bear Dev - 53&58	JG-10	D-2	5	11	35	38							CL	110	0				
Bear Dev - 53&58	JG-10	D-3	7.5	9	33	34							CL	110	0				
Bear Dev - 53&58	JG-10	D-4	10	18	39	43							CL	115	0				
Bear Dev - 53&58	JG-10	U1	12.5	-	-	-		39	24			31	CL	110	0	18.0	24.5	21.8	2.4
Bear Dev - 53&58	JG-10	D-5	15	11	35	37		38	17	4200	36	33	CL	110	0				
Bear Dev - 53&58	JG-10	U2	17.5	-	-	-		32	18			32	CL	110	0				
Bear Dev - 53&58	JG-10	D-6	20	14	37	38							CL	110	0				
Bear Dev - 53&58	JG-11	D-1	2.5	16	43	49							GC	115	0				
Bear Dev - 53&58	JG-11	D-2	5	50	52	56							GC	125	0				
Bear Dev - 53&58	JG-11	D-3	7.5	20	40	45		22	7			37	GC	115	0				
Bear Dev - 53&58	JG-11	D-4	10	16	38	41				3600	17		GC	115	0	31.0	27.0	29.7	2.3
Bear Dev - 53&58	JG-11	D-5	12.5	33	46	50							GC	125	0				
Bear Dev - 53&58	JG-11	D-6	15	31	45	49							GC	120	0				
Bear Dev - 53&58	JG-11	D-7	17.5	79	60	59							GC	125	0				
Bear Dev - 53&58	JG-11	D-8	19	77	59	59							GC	125	0				
Bear Dev - 53&58	JG-12	D-1	2.5	5	30	29							GC	110	0				
Bear Dev - 53&58	JG-12	D-2	5	55	53	57		27	12			35	GC	125	0	26.0	26.0	26.0	
Bear Dev - 53&58	JG-12	D-3	7.5	78	59	59							GC	125	0				
Bear Dev - 53&58	JG-12	D-4	10	15	37	40		27	10			36	CL	115	0	27.0	27.0	27.0	
Bear Dev - 53&58	JG-12	D-5	12.5	17	39	42							CL	115	0				
Bear Dev - 53&58	JG-12	D-6	15	41	49	53							GC	120	0	26.0	26.0	26.0	
Bear Dev - 53&58	JG-12	D-7	17.5	45	50	53							GC	120	0				
Bear Dev - 53&58	JG-12	D-8	20	20	40	43		26	12			35	GC	120	0				
Nelson 53&58	BH1	4	29.75	10	32			27	15			34	SC	115					
Nelson 53&58	BH1	5	40	30	38			19	15			34	SC	125					
Nelson 53&58	BH1	6	45	16	33			30	24			31	SC	120		20	32	26.8333	
Nelson 53&58	BH5	-	23	-	-			29	25			30	SC	120					
Nelson 53&58	BH5	-	37	-	-			18	16			32	SC	120		20	32	26.5	
Nelson 53&58	BH6	4	22	15	32			33	18			32	CL	108.3					
Nelson 53&58	BH6	11	52	-	-		37	25	14			30	CL	115		22	30	26.5	
Nelson 53&58	BH7	4	19	-	-		41.9	25	11			36	CL	100					
Nelson 53&58	BH7	6	25.5	21	35			35	18			32	CL	100.8					
Nelson 53&58	BH7	13	59	21	35			29	14			30	CL	113.8		23	31	27.3333	
Womack Water Tank	TP-1		9					32	15			34	CL	110					
Womack Water Tank	TP-1		10					41	26			30	CL	110					
Womack Water Tank	TP-1		25					34	20			31	CL	110					
Womack Water Tank	TP-1		27.5					25	11			36	CL	110		20	30	25.625	

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APPENDIX E

Calculations

Settlement Methodology

The settlement calculations assume the soil layer of concern comprises 100% compressible soil by volume. Though, some soils at the site only partially comprise the fine-grained soils by mass, as described in the borehole logs. Based on lab testing and visual classification, the clayey sand soils contain a maximum of 45% fines by mass. To convert the assumed mass to volume, we have used a scaling factor of 1.25, resulting in an assumed percent fines by volume of 55%.

Because the settlement is anticipated to only occur in the potentially compressible, fine-grained soils, the total settlement calculation was reduced by 55%.

Lateral Pressures Methodology

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 “Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments” and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. For our calculations, we used an average wall height of 30’ to account for the retaining wall at the site, and since the retaining wall is considered a brittle system with negligible allowable displacement, we used an r value of 1 (FHWA, 2011). In summary, the seismic coefficient (ks) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGAm).

Settlement Calculation Spreadsheet

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value CL
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

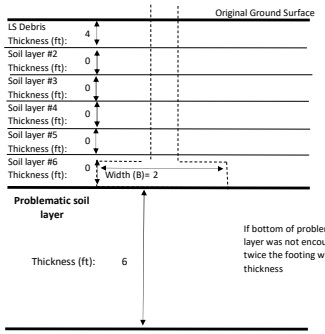
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay AF		
	Source of Soil Properties: SK Lab tests		
	Dry unit Weight:	15	pcf
	Moisture Content:	10.0%	
	Moist unit weight:	16.5	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.2	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight	135	**PCF**
LS Debris	Thickness	4	**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		915	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	7	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	915.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv):	1978.2	
Change in presure at soils element:	1063	psf
$(\sigma v_f)/(\sigma v_0)$	2.162	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.335	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	3.38	inches

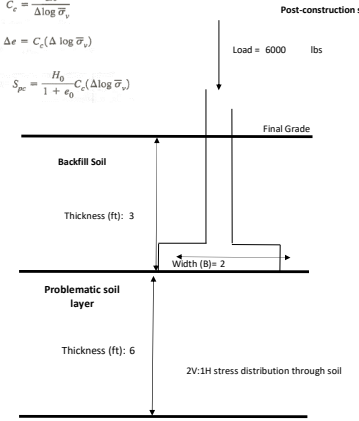
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \overline{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \overline{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \overline{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \overline{\sigma}_{v_f} - \log \overline{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log(\overline{\sigma}_{v_f}/\overline{\sigma}_{v_o})$$

Settlement Calculation Spreadsheet

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value SC
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

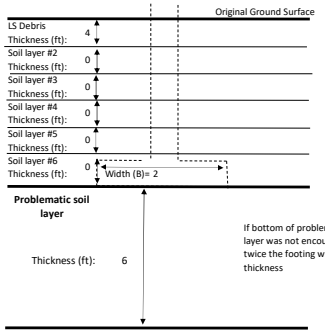
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay AF		
	Source of Soil Properties: SK Lab tests		
	Dry unit Weight:	15	pcf
	Moisture Content:	10.0%	
	Moist unit weight:	16.5	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.18	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight	135	**PCF**
LS Debris	Thickness	4	**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		915	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	7	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	915.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv):	1978.2	
Change in presure at soils element:	1063	psf
$(\sigma v_f)/(\sigma v_0)$	2.162	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.335	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	3.04	inches

Note: Maximum % fines by mass 45%. Scaling factor of 1.25 used to assume volume of fines, resulting in 55%.

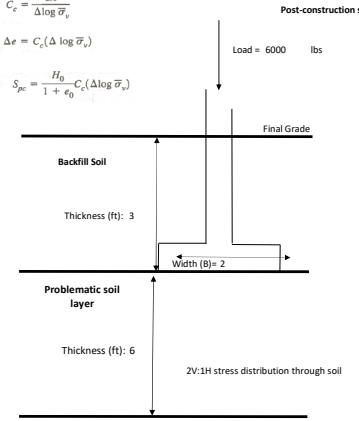
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \bar{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \bar{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \bar{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \bar{\sigma}_{v_f} - \log \bar{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log\left(\bar{\sigma}_{v_f}/\bar{\sigma}_{v_o}\right)$$

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Project Bear Dev | Project No. 23072
Calculated By JBJ | Date 12/20/2023
Sheet 1 of 1

Known:
$F_v = 1.5$
$S_1 = 0.336$
$k_{max} = 0.545$
$H = 30'$
$PGA = 0.454$
$r = 1.0$
$f_a = 1.2$

$\beta = (F_v S_1) / k_{max}$

$\alpha = 1 + 0.01 H [(0.5\beta) - 1]$

$k_s = r PGA \alpha$

$\beta = (1.5)(0.336) / 0.545$

$\boxed{\beta = 0.92}$

$\alpha = 1 + 0.01(30)[(0.5)(0.92) - 1]$

$\boxed{\alpha = 0.838}$

$k_s = (1.0)(0.454)(0.838)$

$k_s = 0.38$

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Jackson, WY 83002
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APPENDIX F

Slope-Stability Analysis

Slope-Stability Analysis

Methodology

1. **Analyses:** Slope stability analyses were performed using the SLOPE/W stability module of GeoStudio 2023.1.2 version 23.1.2.11, produced by Bentley Systems. The Morgenstern-Price limit equilibrium method, which takes into consideration moment and force equilibrium, was used to analyze slope stability.

   Based on the existing and proposed geometry of the project and the mapped geology, we determined the project area may be subject to potential failure. Therefore, we evaluated each cross-section for existing conditions, proposed conditions, and seismic proposed conditions scenarios.

2. **Geometry:** Two cross-sections for the project were analyzed: Cross sections B-B' and C-C' (Figure 4 and Figure 5). Cross section locations are shown in Figure 2. The Cross Section B-B' Proposed Conditions model includes foundation loads for each housing unit because the applied loads from the buildings foundation elements and the change in geometry were identified as potential items that can affect the factor of safety (FS). The Cross Section C-C' Proposed Conditions also includes foundation loads for each housing unit, as well as the existing retaining wall on Lot 53. We based the external existing geometry on topographic data collected by Jorgensen Associates, Inc., proposed finished grade elevations were taken for the preliminary design documents provided by Hoyt Architects, and we based the internal geometry (material boundaries within the slope) on the results of the subsurface exploration (i.e., borehole and test pit logs), statistical correlations based on published literature, geologic conditions, and our experience with similar soils in the area.

   Subsurface conditions at the site were dominated by chaotically deposited landslide debris consisting of fine-grained Lean Clay (CL) and coarse-grained Clayey Gravels (GC) and Clayey Sands (SC). Often, soil layers identified in the SPT samples didn't correspond to similar soil layers at similar depths in the other boreholes indicating the soil layers were not continuous. To create a subsurface soil model with continuous soil layers, the discrete soil samples were interpolated and often combined between boreholes. Where discrete soil samples of different soil types were combined, an average phi value of the combined samples was applied to the entire soil layer.

3. **Materials:** We estimated the shear strength parameters used in the analyses based on correlation to index tests and direct shear testing from the previous Geotechnical Investigation Report from July 2021, provided by Nelson Engineering. See the discussion in Appendix D regarding development of the soil-engineering parameters. Final parameters used in the stability analysis are summarized below in Table F-1.

   Where two separate soil classifications were combined to one layer (i.e., GC/CL), a unit weight and phi angle were selected using a "weighted average" approach; the boreholes shown on figures 4 and 5 were reviewed and depending on the soil shown in each borehole, a weighted average value was selected.

   We used a Mohr-Coulomb strength model to define the soil parameters. Two parameters are used to describe this strength model: cohesion (c) and friction angle (φ). Cohesion is the soil's shear strength at zero overburden stress, and the friction angle expresses the relationship between overburden stress and shear stress. Mathematically, the shear strength is defined by the equation: $\tau = c + \sigma_n \tan(\varphi)$, where τ is the shear strength and σ_n represents the overburden stress. We used effective stress parameters as the soils are anticipated to drain well.

Table F-1: Soil Parameters Used for Slope Stability Analysis B-B'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (CL)	115	100[1]	35
Landslide Debris (GC)	125	50[2]	40
Landslide Debris (GC/CL)	120	100[2]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

Table F-2: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (GC/CL)	120	100[1]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

4. **Phreatic Surface:** Groundwater was encountered during the subsurface exploration in borehole JG-02, JG-03, and JG-04 during the subsurface exploration and are summarized below in Table F-2. Groundwater conditions encountered in the field were used in the slope stability model. It is important to note, the subsurface exploration occurred during a time of year when peak groundwater conditions are assumed to have already occurred, implying potential peak groundwater conditions are *not* shown in the model and are unknown.

Table F-3: Groundwater Conditions

Borehole	Date	Depth BGS (ft)	Approximate Elevation (ft)
JG-02	October 1 and 2, 2023	47	6,393
JG-03	October 2, 2023	27 to 30	6379 to 6376
JG-04	October 2, 2023	30	6374

5. **Seismicity:** Each post-construction scenario was evaluated in a seismic condition. Based on the ReMi and MASW results provided by Atlas Geophysics and direct shear testing data in the previous Nelson Engineering Site Investigation Report, the site is categorized as Site Class C – Very Dense Soil and Soft Rock. Seismicity was incorporated into the model using a pseudo-static limit equilibrium analysis approach where inertial forces from seismic accelerations were applied statically to the model. Seismic loads have been applied to the critical slip surface determined by static analysis for each post construction cross section, as it is assumed to be the most stressed region within the slope (Abramson et al., 2002). A seismic coefficient (k_s) of 0.163 was applied to cross section B-B' and a seismic coefficient of 0.169 was applied to cross section C-C'.

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 "Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments" and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. In summary, the seismic coefficient (k_s) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGA_m). Additionally, a seismic FS of 1.1 was used because it is assumed the system is ductile and an allowable total permanent seismic deformation of 2.0-inches is acceptable.

$$\beta=F_v \cdot S_1/PGA_m$$

$$\alpha=1+0.01H[(0.5\beta)-1]$$

$$k_s = r^* PGA_m * \alpha$$

Where:

- β = 0.92
- F_v = 1.5
- S_1 = 0.336
- PGA_m = 0.545
- α is equal to 0.595 for the B-B' seismic model, and α is equal to 0.623 for the C-C' seismic model.
- *H* is equal to the height of the critical slip surface; we used conservative values of 75' for the B-B' seismic model, and 70' for the C-C' seismic model
- r = 0.5. A value of 0.5 is used in calculating k_s when dealing with ductile systems (i.e., soils with no rigid structures) with allowable permanent seismic deformation of up to 2-inches.
- PGA is equal to 0.454, taken from ASCE 7-16 seismic design tool.

Our calculations can be found attached to this Appendix.

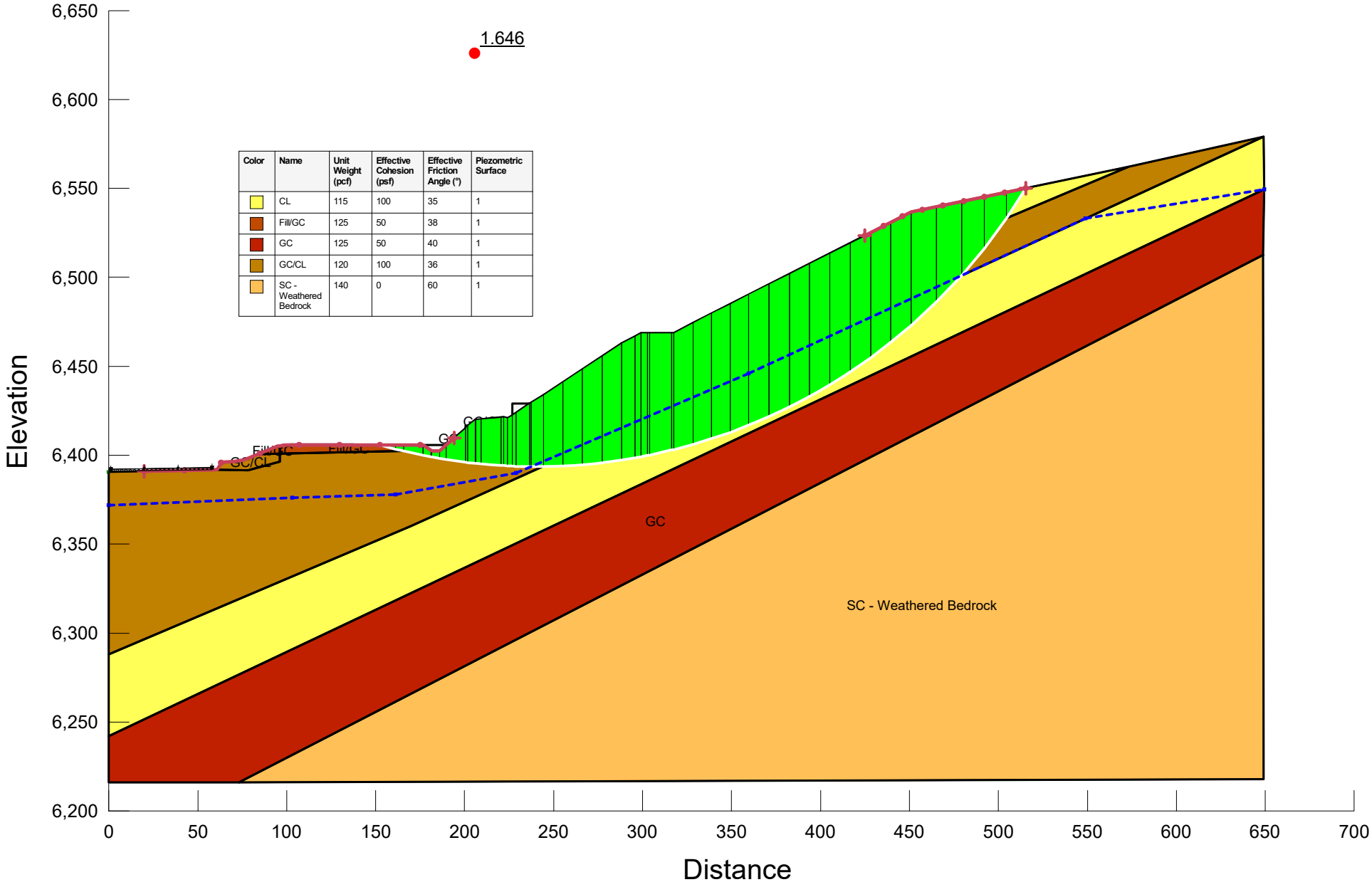
Surcharge Loads and Retaining Wall: Typical foundation loads were incorporated into the model, based on data in Section 1806 of the IBC, 2021. We use a distribution surcharge load of 2000 psf to account for the weight of any structures within the model.

The retaining wall on Lot 53 was also included in the geometry of the models. For the length of the soil nails, spacing and batter we used the Grand View, Building 53 Jackson, Wyoming Permanent Soldier Pile Wall and Temporary Soil Nail Wall Construction Drawings. Although the construction drawings show a slight variation in soil nail lengths, spacing and batter, we used the values applicable to the highest number of soil nails. In our model we used 48' soil nails, vertically spaced 9 feet, and battered -15 degrees.

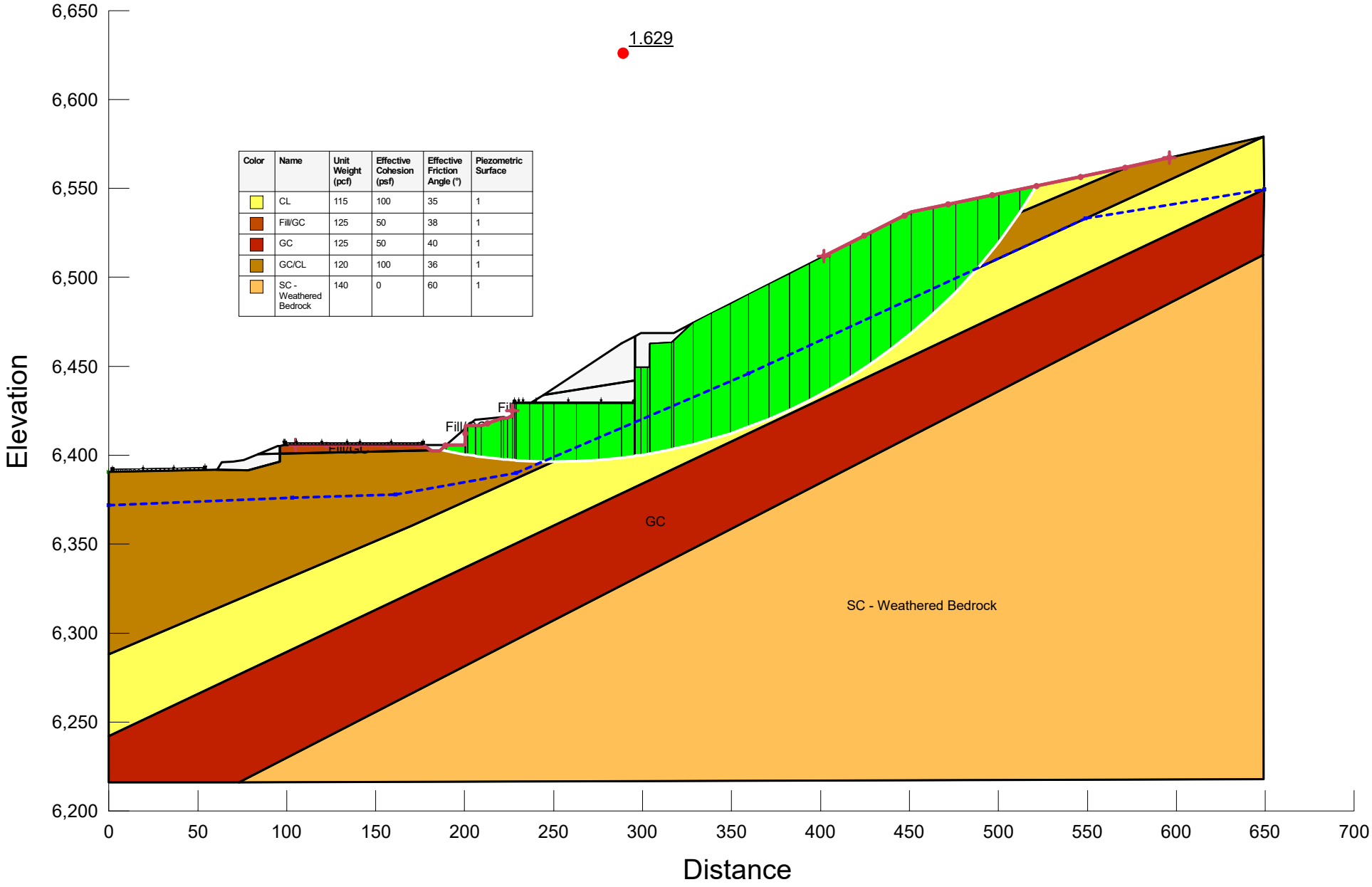
Results

We summarize factor of safety (FS) results for each cross section and analysis in Section 5.1.2 of the Report. The figures that follow are the output from each analysis. The critical slip surface and factor of safety are shown. Output files, reports, convergence data, or other data from Geostudio may be made available upon request.

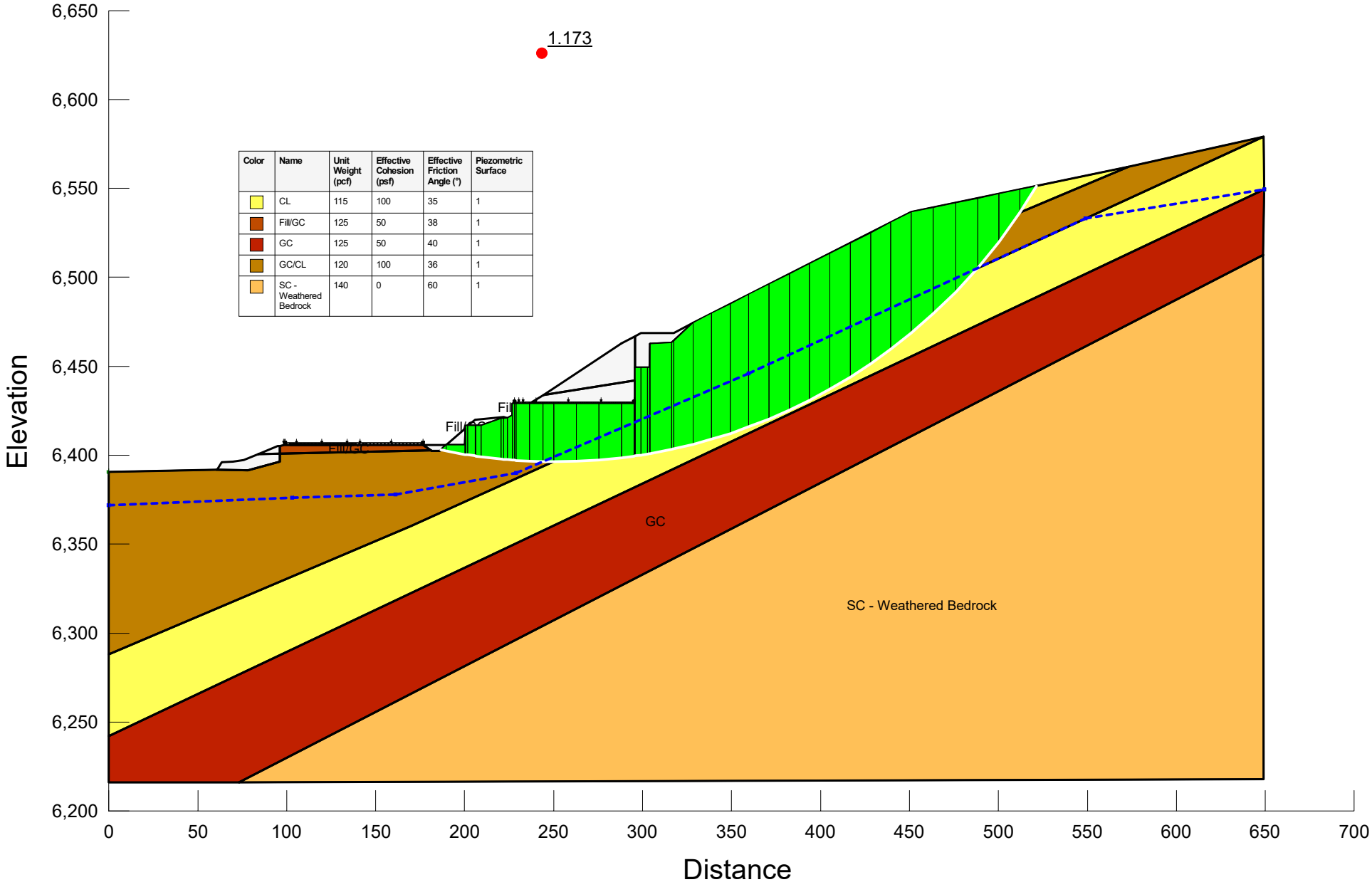
Lot 53 and 58 B-B' Existing Conditions



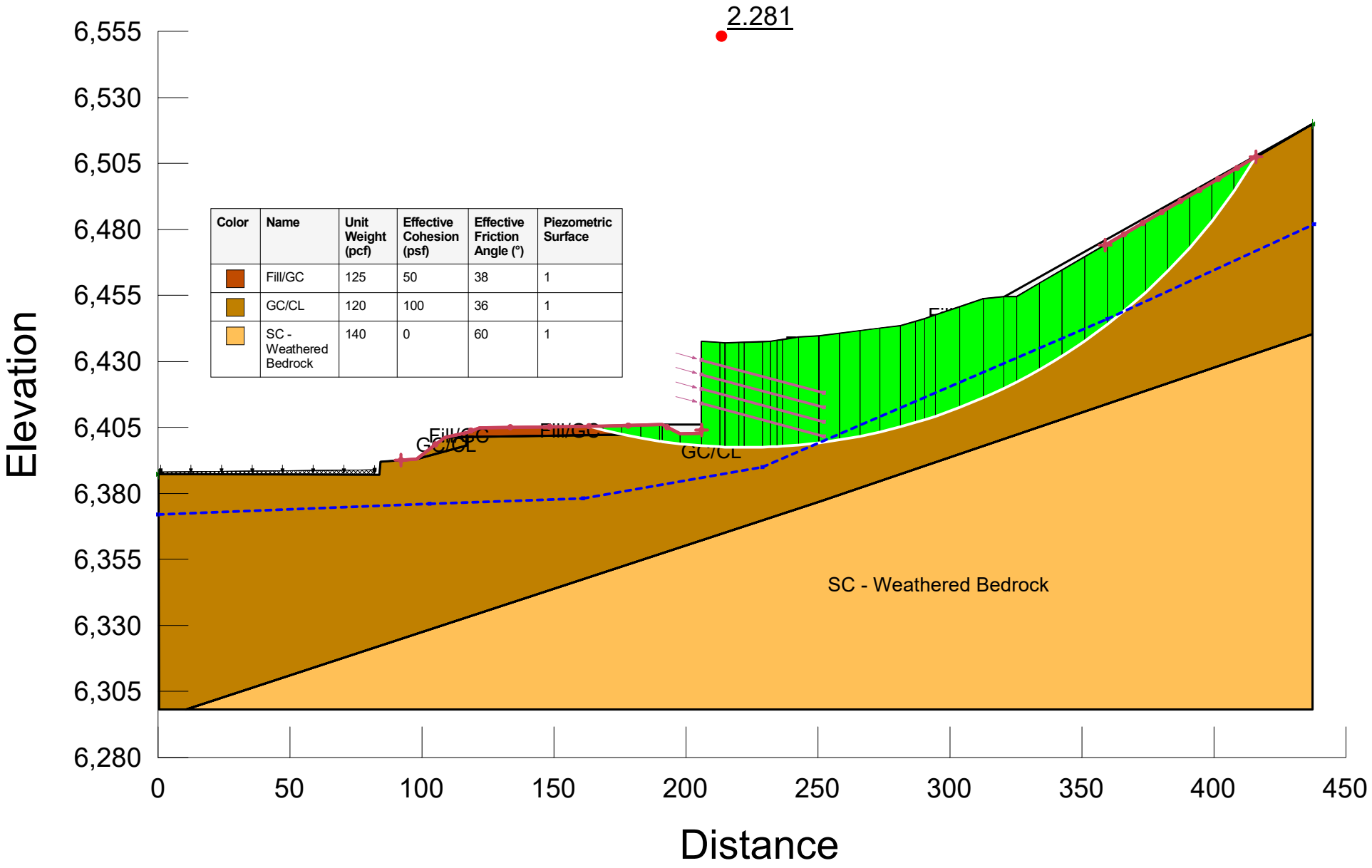
Lot 53 and 58 B-B' Proposed Conditions



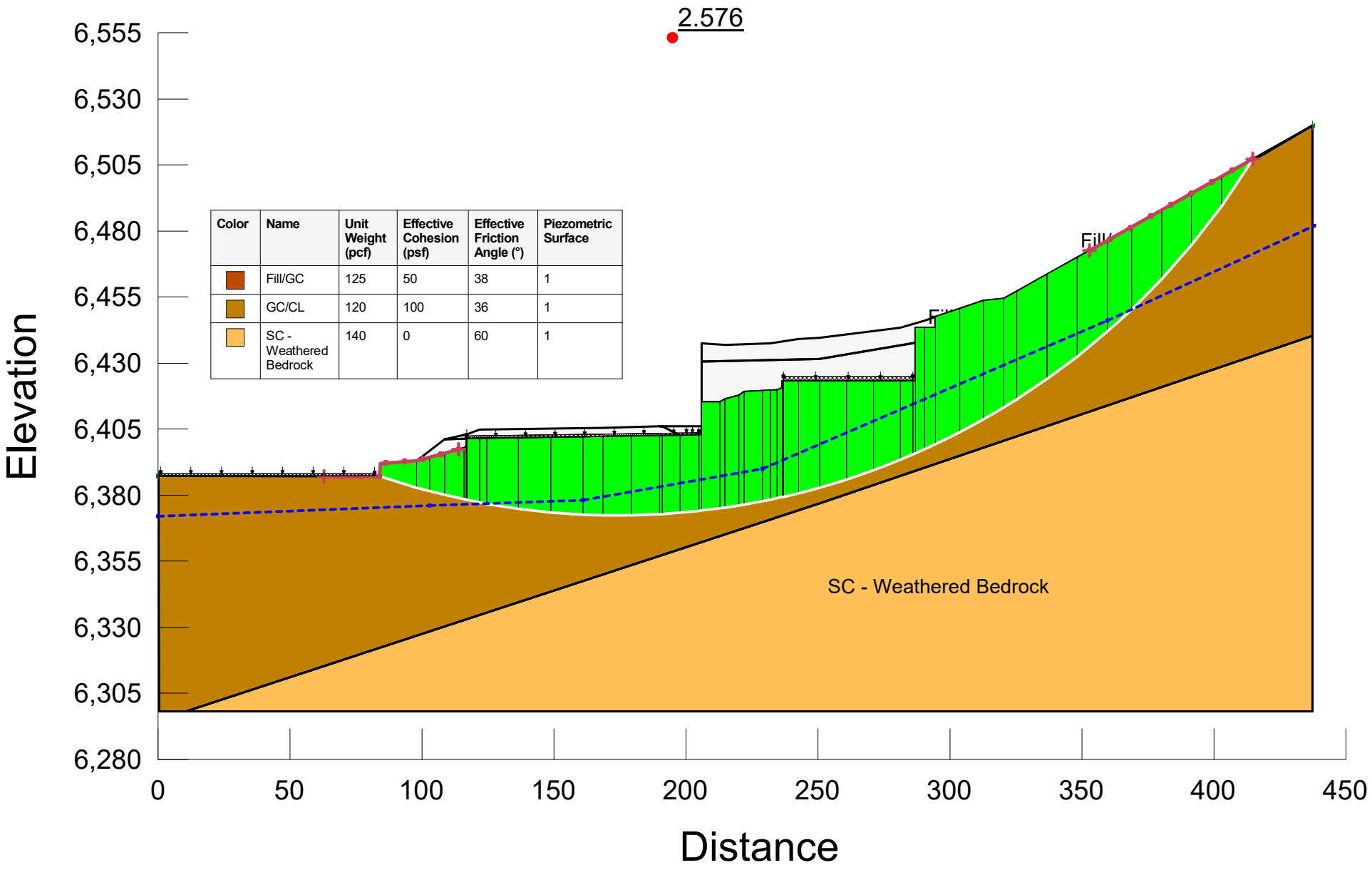
Lot 53 and 58 B-B' Proposed Conditions Siesmic



Lot 53 and 58 C-C' Existing Conditions

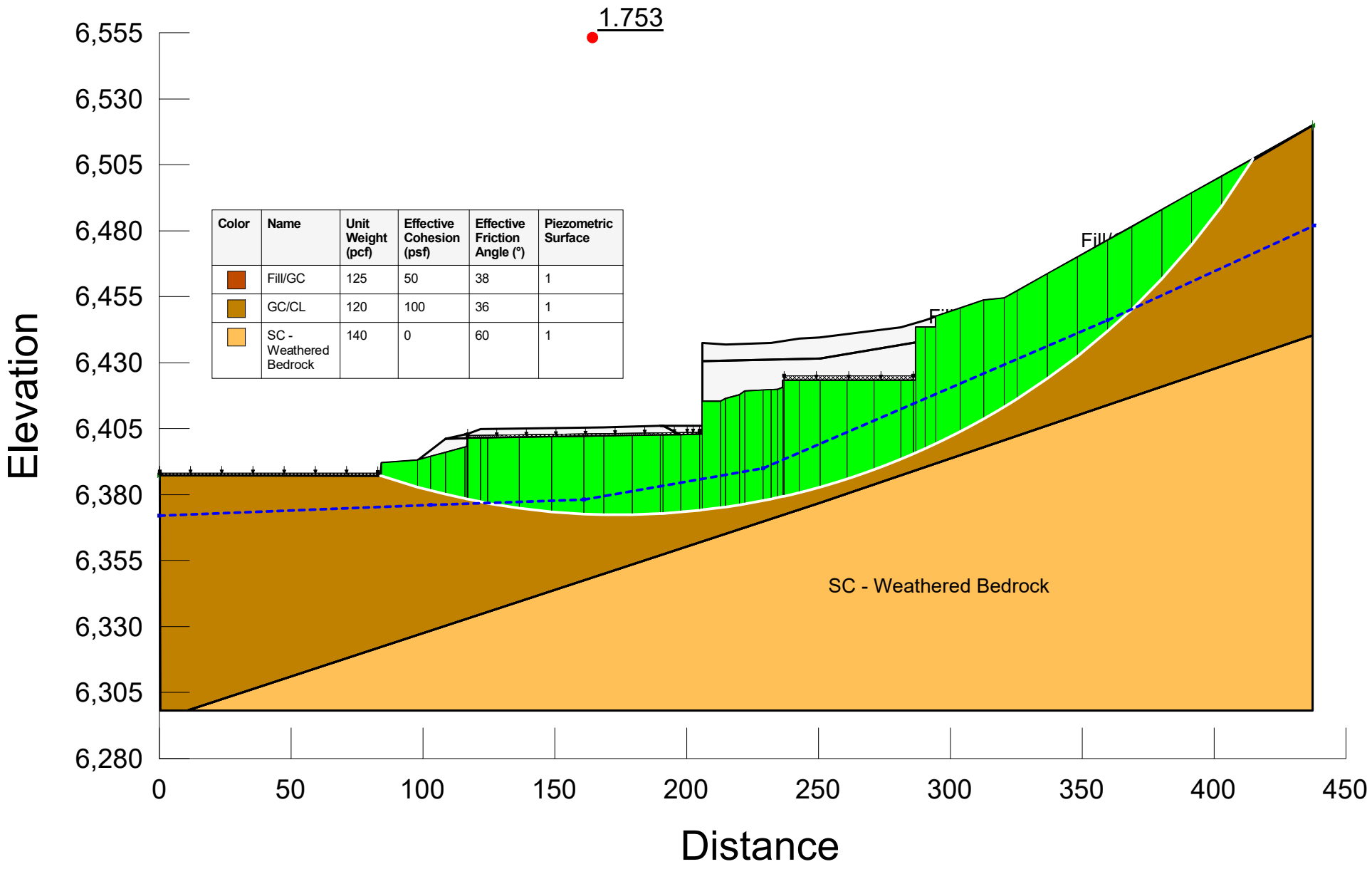


Lot 53 and 58 C-C' Proposed Conditions



Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
	Fill/GC	125	50	38	1
	GC/CL	120	100	36	1
	SC - Weathered Bedrock	140	0	60	1

Lot 53 and 58 C-C' Proposed Conditions Siesmic

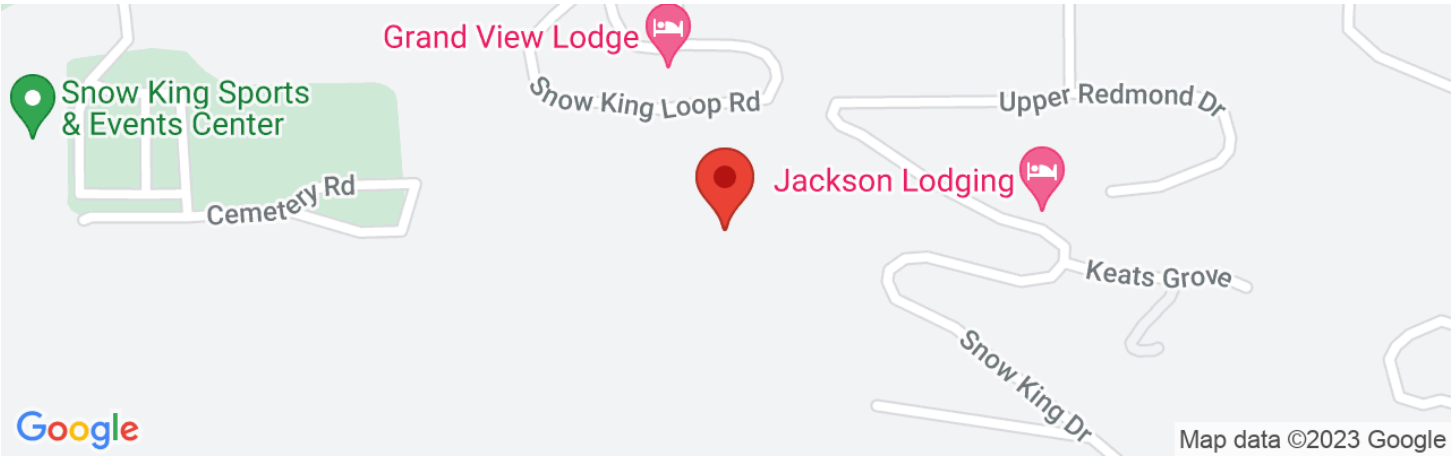


Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
	Fill/GC	125	50	38	1
	GC/CL	120	100	36	1
	SC - Weathered Bedrock	140	0	60	1

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

OSHPD

Latitude, Longitude: 43.47138391, -110.75322571



Date	20/12/2023, 15:51:56
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S_S	1.024	MCE_R ground motion. (for 0.2 second period)
S_1	0.336	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.229	Site-modified spectral acceleration value
S_{M1}	0.505	Site-modified spectral acceleration value
S_{DS}	0.819	Numeric seismic design value at 0.2 second SA
S_{D1}	0.336	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.5	Site amplification factor at 1.0 second
PGA	0.454	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.545	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.024	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.145	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.894	Factored deterministic acceleration value. (0.2 second)
S1RT	0.336	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.374	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.721	Factored deterministic acceleration value. (1.0 second)
PGAd	0.66	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA_{UH}	0.454	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.895	Mapped value of the risk coefficient at short periods

Type	Value	Description
C_{R1}	0.9	Mapped value of the risk coefficient at a period of 1 s
C_V	1.105	Vertical coefficient

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Project BEAR Dev - Lots 53+56 Project No. 23272
Calculated By HC Date 12/20/2023
Sheet 1/2

K_s Determination

U.S. Seismic Design Maps - Structural Engineers Association of California Design Code Reference Document - ASCE 7-16

Risk Category II
Site Class C - Very Dense Soil & Soft Rock

FHWA (2011)

$$K_{MAX} = F_{PGA} \cdot PGA \qquad (6-1)$$

PGA = 0.454
F_{PGA} = 1.20

K_{MAX} or PGA_m = 1.2(0.454) = **0.545**

K_{AV} or MHA (Maximum Average Horizontal Acceleration) = $\alpha \cdot K_{MAX}$ (6-2)

Where $\alpha = 1 + 0.01(H)[(0.5B)-1]$ (6-3)

Where $B = f_v \cdot S_1 / K_{MAX}$ (6-4)

- B Cross Section B-B'

F_v = 1.5
S_1 = 0.336
K_{MAX} = 0.545

$B = 1.5(0.336)/0.545$ (6-4)

B = 0.924

- B Cross Section C-C'

F_v = 1.5
S_1 = 0.336
K_{MAX} = 0.545

$B = 1.5(0.336)/0.545$ (6-4)

B = 0.924

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Project BEAR DEN - LOTS 53+58 Project No. 23072
Calculated By HC Date 12/20/2023
Sheet 2/2

- α Cross Section B-B'

$\beta = 0.924$
$H = 75'$

$\alpha = 1 + 0.01(75)[0.5(0.924) - 1]$ (6-3)

$\alpha = 0.597$

- α Cross Section C-C'

$\beta = 0.924$
$H = 70'$

$\alpha = 1 + 0.01(70)[0.5(0.924) - 1]$ (6-3)

$\alpha = 0.623$

- k_{AV} Cross Section B-B'

$\alpha = 0.597$
$k_{MAX} = 0.545$

$k_{AV} = 0.597\ (0.545)$ (6-2)

$k_{AV} = 0.325$

- k_{AV} Cross Section C-C'

$\alpha = 0.623$
$k_{MAX} = 0.545$

$k_{AV} = 0.623\ (0.545)$ (6-2)

$k_{AV} = 0.339$

- k_S Cross Section B-B'

$k_S = r \cdot k_{AV}$ (6-5)

$r = 0.5$ ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

$k_S = 0.5\ (0.325)$

$k_S = 0.163$

- k_S Cross Section C-C'

$k_S = r \cdot k_{AV}$ (6-5)

$r = 0.5$ ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

$k_S = 0.5\ (0.339)$

$k_S = 0.169$

MINIMUM FACTOR OF SAFETY OF 1.1 USING r OF 0.5 AND ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

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Jackson, WY 83002
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December 28, 2023

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT, BEAR DEVELOPMENT – SNOW KING LOOP LOTS 53 AND 58, TETON COUNTY, WYOMING
PROJECT NO: 23072

Dear Nick,

We are pleased to present this Geotechnical-Engineering Report on our geotechnical site exploration for the proposed development at Lots 53 and 58 on Snow King Loop in Teton County, Wyoming. This report describes site conditions observed during the subsurface exploration, presents engineering analyses and recommendations to support the design and construction of foundation elements, and presents pre-construction and post-construction slope stability analyses.

Jorgensen Geotechnical explored subsurface conditions by drilling seven (7) boreholes and excavating four (4) exploratory test pits throughout Lots 53 and 58. A geophysical exploration was also performed comprising MASW and ReMi exploration techniques. In general, the site is underlain primarily by landslide debris, a chaotic mixture lean clay (CL), clayey gravel (GC), and clayey sands (SC). The site sits on a mapped landslide which likely mobilized prior to the Quaternary period. As such, we assume the soil at the site to be well consolidated. We also observed weathered sandstone bedrock during the subsurface exploration. The weathered bedrock was only observed in one borehole, BH-02, at 67.5-ft below ground surface (bgs), and is assumed to be part of the Cretaceous-age Bacon Ridge Formation (Kb).

Building locations and foundation elevations are based on preliminary design data provided by Hoyt Architecture, dated July 19, 2023. As the design progresses, we will be able to make site-specific recommendations.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions for you.

Respectfully submitted,
JORGENSEN GEOTECHNICAL







Bruce Jackson G.I.T.
Geotechnical Design Engineer Technician

Harrison Carter, P.E.
Geotechnical Project Manager

Dominique Brough, P.G.
Geotechnical Project Manager

Geotechnical-Engineering Report

Bear Development – Snow King Loop Lots 53 and 58 | Teton County, Wyoming



43.471263°N, -110.753274°W

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1.0 INTRODUCTION

Jorgensen Geotechnical, LLC was commissioned by Bear Development, LLC to perform a subsurface surface exploration and geotechnical engineering and analyses for the proposed development for Lots 53 and 58 accessed by Snow King Loop in Teton County, Wyoming. The purposes of the exploration were to provide information and geotechnical-engineering recommendations pertaining to:

- Subsurface soil conditions
- Site preparation and earthwork
- Geophysical exploration
- Seismic site classification per the International Building Code
- Evaluation of settlement and/or collapse potential
- General foundation design and construction recommendations
- Slabs-on-grade design and construction recommendations
- Lateral earth pressures for retaining structures
- Subgrade preparation
- Slope Stability Analyses
    - Existing Conditions
    - Proposed Conditions
    - Proposed Seismic Conditions

A detailed description of the subsurface exploration and graphical logs are shown in Appendix A, Figures in Appendix B, laboratory testing results are included as Appendix C, determination of soil engineering parameters in Appendix D, Calculations for settlement in Appendix E, and Slope Stability Analyses in Appendix F.

2.0 PROJECT DESCRIPTION

The project site is located in Jackson, Wyoming and is situated at the base of Snow King Resort. Preliminary plans were provided by Hoyt Architecture, dated July 19, 2023. The plans indicate the development for lots 53 and 58 will include two housing units: each with a first-floor parking garage area with three floors of living space above.

It is our understanding the project is in the early stages of the design, and the architectural plans are subject to substantial changes. As the project progresses, Jorgensen Geotechnical is available to consult with team members to increase design and construction efficiency based on our understanding of the subsurface conditions and the proposed design.

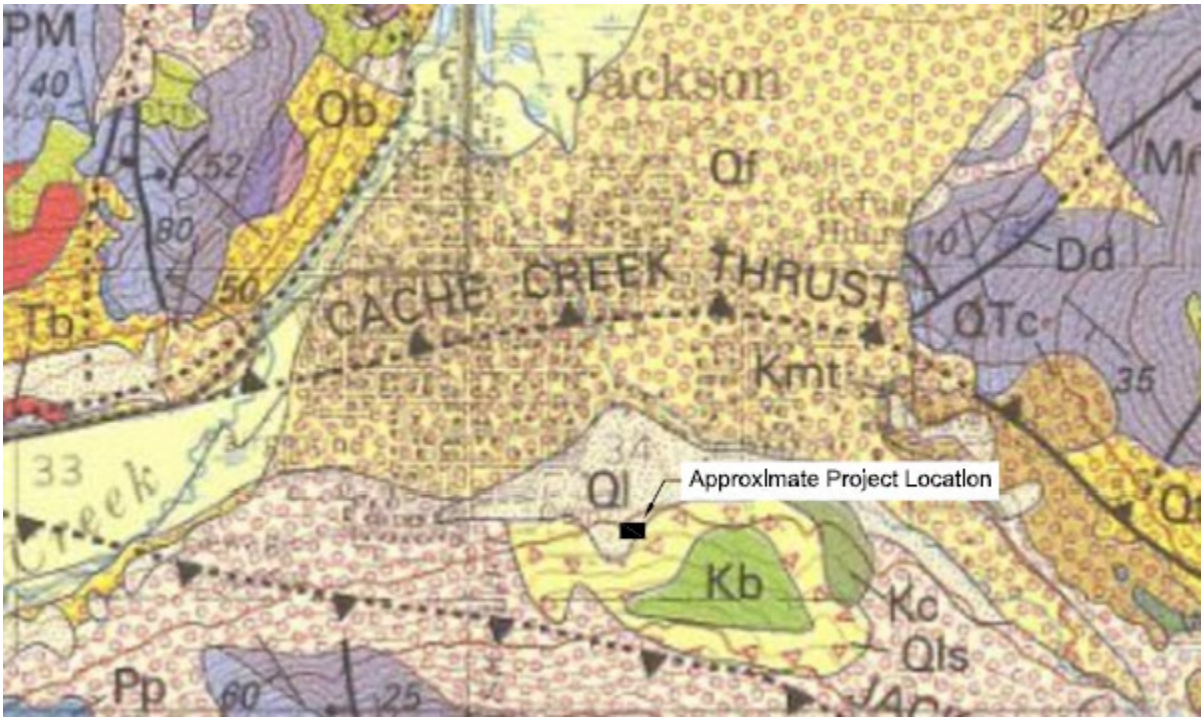


Figure 1: Site Location and Geologic Map

3.0 GEOTECHNICAL EXPLORATION

3.1 Description

JG developed the following description of the site based on field visits, meetings with the project team, our review of available historical aerial imagery, and observations made during the subsurface exploration.

Item	Description
Location and Parcel Information	• Lots 53 and 58 are located at the base of Snow King Resort and are accessed via Snow King Loop. The project area sits at a generalized latitude and longitude of 43.471263°N, -110.753274°W.
Existing Conditions	• The project location slopes from the north upwards to the south and ranges in elevation from approximately 6,400-ft Above Mean Sea Level (AMSL) on the northern boundary of Lot 53, to approximately 6,530-ft AMSL on the southern property boundary of Lot 58. The lots are bisected by a dirt road that provides access for employees at Snow King Resort. • Lot 53 is currently being used for storage by Snow King Resort. • A retaining wall approximately 20-ft tall is present on Lot 53 between the storage area and the access road. This Retaining wall comprises H-piles, lagging, and tie-backs and was built based on construction drawing dated August 13, 2007. • Slopes at the project site range from 10 to 35%.

	• Current utilities at the site include power, gas and water.
Geologic Setting	• The project location is found on the Geologic Map of Grand Teton National Park (Love et. al., 1992), in an area that contains three mapped geologic units including Loess (Ql), a fine-grained, windblown deposit, Landslide Debris (Qls), and the Bacon Ridge Sandstone (Kb). The soils observed from the subsurface exploration seem to be consistent with mapped geology. • The project location sits on a mapped multiple slump/multiple flow landslide, and is understood to be deep seated(WSGS, Wyoming Geologic Hazards Map Tool). A portion of the project site is capped with a wind-blown deposit known as loess which was likely deposited during or after the Pinedale Glaciation Period, or between approximately 30,000 to 10,000 years ago. The mapped loess stratigraphically overlies portions of the mapped landslide unit. • Numerous Quaternary faults (i.e., relatively young and potentially active) are mapped throughout the area. The Teton Fault is mapped approximately 8 miles northwest of the project, at the base of the eastern flank of the Teton Range (Zellman, 2019). Slip rates along the Teton fault is estimated to be between 0.2 and 1.0 mm/year. The Hoback Fault is located approximately 3 miles to the southwest of the project site but is considered old and inactive.

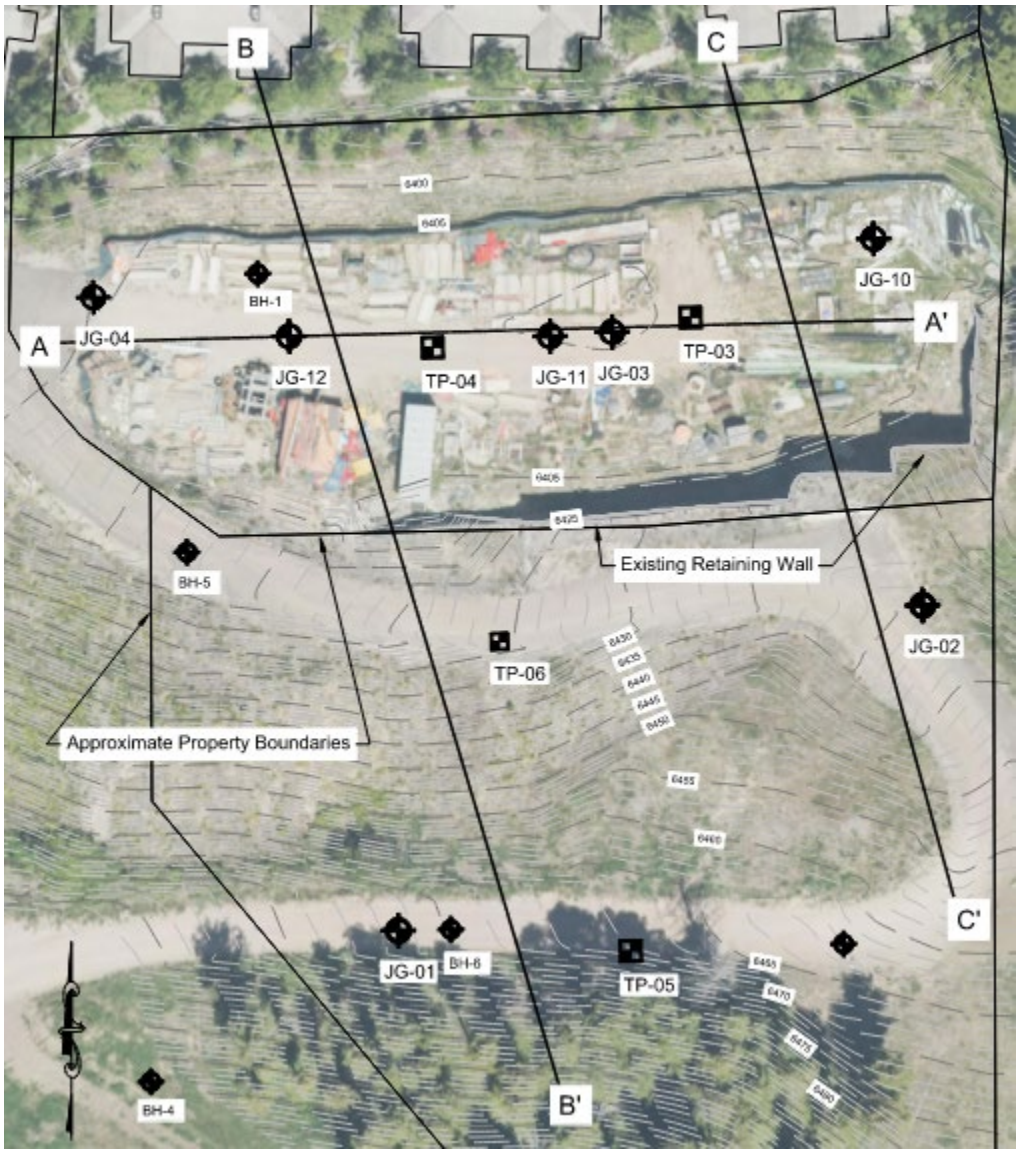


Figure 2: Borehole, Test Pit and Geologic Cross Section Location Map

3.2 Subsurface Soil Conditions

In general, three soil types were encountered during the subsurface exploration:

- **Landslide Debris** – consisting of clayey gravels (GC), lean clays (CL), and clayey sands (SC). The landslide debris soils are assumed to be derived from native colluvium soils prior to mobilization. These landslide debris soils exhibited chaotic deposition, which is also represented in the MASW plots provided by Atlas Geophysics. These results can be found attached to Appendix A.
- **Loess** – consisting of lean clay with sand (CL).
- **Weathered Bedrock** – consisting of soft weathered sandstone of the Bacon Ridge Formation (SC).

Below are three generalized geologic cross-sections spanning both north-south and east-west depicting the subsurface soil conditions and approximate foundation elevations for the buildings on Lots 53 and 58. Cross-section alignments can be found in Figure 2 and complete figures can be found in Appendix B.

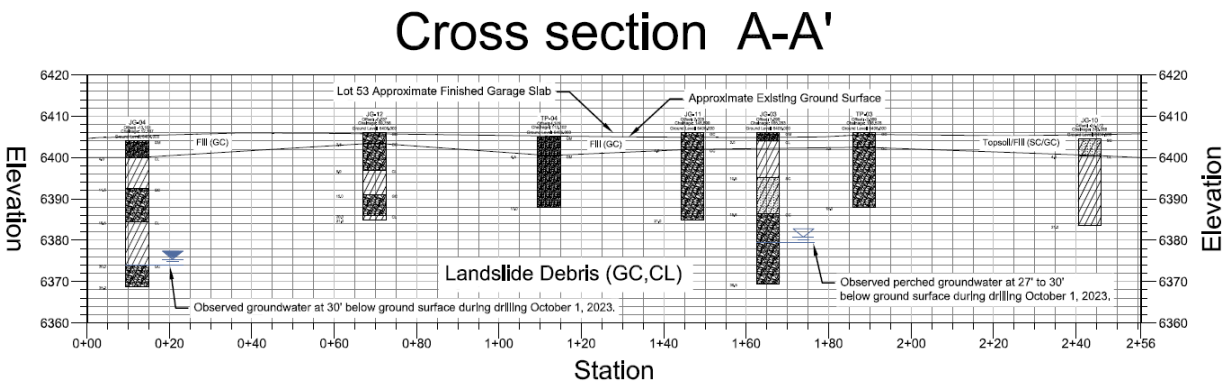


Figure 3: Geologic Cross Section A-A'

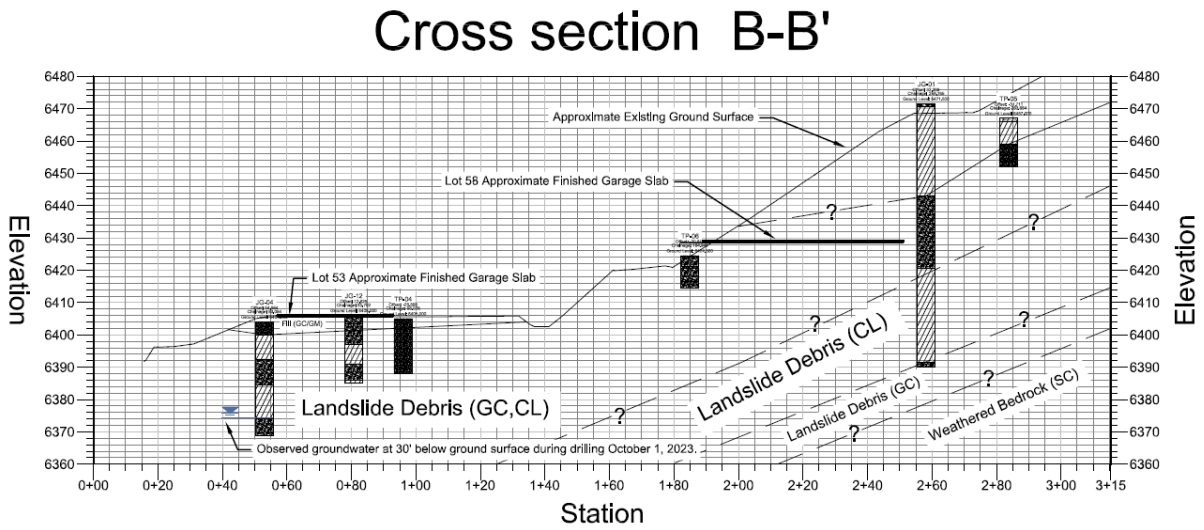


Figure 4: Geologic Cross Section B-B'

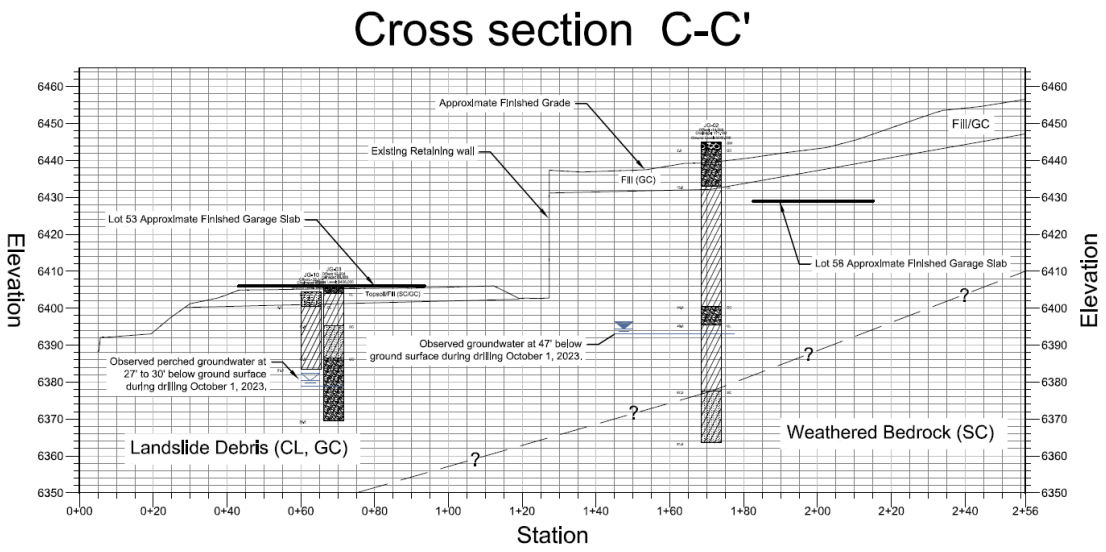


Figure 5: Geologic Cross Section C-C'

The table below describes each soil and rock layer, and detailed borehole logs are represented graphically in Appendix A. **It is important to note that** the borehole exploration techniques used either a 4-inch coring barrel or a 1.5-inch diameter split spoon sampler, limiting the soil that was collected during the drilling effort. It is likely that gravels larger and cobbles 3.0-inches are present but were unable to be logged due to the sampling method. Cobbles and boulders were encountered in the test pits.

Layer	Layer Name	Description	Geotechnical Considerations and Uses
1	**Topsoil/Fill (GC/GM/SC)**	• Observed in all boreholes and test pits • Depths ranging from 1- to 4.5-ft bgs • Classified as a Clayey **Gravel** with Sand, Silty **Gravel** with sand, or a Clayey **Sand** with Gravel. • Both the topsoil and fill are assumed to be derived from native soils • Brown to dark brown • Contains construction debris, including rebar, wood and concrete.	• Undocumented construction fill should be remove from beneath foundations • Non-structural applications
2	**Landslide Debris (GC/CL)**	• Observed in all boreholes and test pits	• Acceptable bearing layer with appropriate subgrade

		• Classified as Clayey **Gravel** with Sand, **Lean Clay**, **Lean Clay** with Sand, Sandy **Lean Clay** with Gravel, • Reddish brown to brownish gray • Coarse-grained soils are loose to very dense • Fine-grained soils are soft to very stiff • **Chaotic deposition, including charcoal fragments** • Observed 15-25% cobbles by volume • 10-55% gravel • 15-30% sand • 25-90% Clay/Silt	improvement methods • Settlement concerns • Structural applications • Non-structural applications
3	**Weathered Bedrock (SC)**	• Observed in BH-02 at 67.5-ft bgs • Classified as Clayey **Sand** • Grayish brown to reddish gray • Very dense • 55% sand • 45% fines	• Unlikely to be reached during construction

3.3 Groundwater

Groundwater was encountered in three boreholes during the subsurface exploration. Groundwater was observed in JG-02 at a depth of 47-ft bgs, JG-04 at a depth of 30-ft bgs, and a region of perched groundwater was encountered in JG-03 ranging from 27- to 30-ft bgs. These groundwater levels were incorporated into our slope stability analysis modeling and are discussed further in Appendix E.

The exploration occurred during a time of year that is considered to take place after peak groundwater levels have occurred, therefore the groundwater levels encountered during the drilling effort are *not* expected to represent peak groundwater levels. Groundwater levels fluctuate in response to seasonal snowmelt, runoff and flow levels in nearby rivers and streams, and is likely most heavily influenced by spring runoff and natural springs uphill. Soil moisture conditions on this site are most likely influenced by surface infiltration due to precipitation, snowmelt, and uphill natural springs. Two groundwater standpipes were installed on Lot 53 as part of the subsurface exploration. These standpipes were installed in JG-10 and JG-12, to total depths of 20 and 21-ft bgs, respectively.

Groundwater data was also presented in the previous Site Investigation Report published by Nelson Engineering, which was dated July, 2021. In this Report, they describe their encounters with perched groundwater to be in relatively thin (<1-ft in thickness) saturated zones. Groundwater measurements taken between 2005 and 2021 typically coincided with these saturated zones. We assume the measured groundwater levels at the site to be heavily influenced by spring runoff and natural springs uphill of the site.

3.4 Earthquakes and Ground Shaking

Jackson, Wyoming is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and Western Wyoming (Smith and Arabasz, 1991). The Teton fault, located along the eastern margin of the Teton Range, approximately 8-miles northeast of the site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 earthquakes in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high. In the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking, liquefaction, or slope movement could potentially cause damage to structures (Smith, et al., 1993).

Shear wave velocity calculated by Atlas Technical Consulting LLC, of Salt Lake City, Utah using ReMi geophysical exploration method for the project site is 1,200 ft/s. The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, and the results from the geophysical exploration, the site is classified as Site Class C ("Very dense soil and soft rock"). For your convenience, Seismic Design Maps (SEAOC, 2019) values are summarized in Table 3-1: U.S. Seismic Design Maps Summary.

Table 3-1: U.S. Seismic Design Maps Summary

Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters			
	Short Period (S_s) =	1.024	
	1-Second Period (S_1) =	0.336	
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters			
F_a =	1.2	S_{MS} =	1.229
*F_v =	1.5	*S_{M1} =	0.504
Design Spectral Response Parameters			
	S_{DS} =	0.819	
	*S_{D1} =	0.336	

*Note: Values for F_v, S_{M1}, and S_{D1} were determined in accordance with Section 11.4.4 of ASCE 7-16. Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1.

The project site is located in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with a probability of occurrence of 2% in 50 years is approximately 0.454g (USGS, 2014). The site amplification factor at PGA is 1.2, resulting in a site modified peak ground acceleration (PGA_M) of 0.545. This has been applied for the analysis of seismic lateral loading on retaining walls Section 4.3.

The provisions of the IBC are intended to provide uniform levels of performance for structures depending on their intended use and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the design motion. The design earthquake ground motion is selected at a ground shaking level that is 2/3 of the maximum considered earthquake (MCE) ground motion, which has a likelihood of exceedance of 2% in 50 years (corresponding to a return period of 2,500 years). The IBC is not intended to prevent damage or loss of

function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable by the Design team.

3.5 Geologic and Geotechnical Hazards

3.5.1 Potential Settlement/Compressible Clays

The primary geotechnical concern at the project site is differential settlement of foundation elements placed on unimproved landslide deposits. Based on the borehole logs, in-situ testing, lab testing, and geophysical exploration, the subgrade soils comprise a range of chaotic mixture of soils, from compressible clays to competent stony soils. The soft clays are expected to experience moderate to severe settlement, while the stony soils are *not* expected to experience substantial settlement. Calculated settlement values are discussed in Section 5.2 and calculation spreadsheets are shown in Appendix E.

3.5.2 Seismic and Fault Related Hazards

The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking could potentially cause damage to structures (Smith et al, 1993). The owners may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. Older faults mapped in the immediate vicinity of the property are believed to be old and inactive. Surface rupture due to faulting is very unlikely, and no slope failure is anticipated to occur.

3.5.3 Slope-Related Hazards

In the event of an earthquake or extreme precipitation event, rock fall, debris flows, or avalanches produced from the steep slopes to the south of the development area could potentially cause damage to structures, especially following wildfires. Risk assessment of the slope related hazards was beyond the scope of this Report, but we present slope stability analyses of several slopes captured in the cross section Lot 53 and 58. These are discussed in Section 4.1 and presented in Appendix F.

4.0 GEOTECHNICAL ENGINEERING ANALYSES

4.1 Slope Stability Analyses

The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed two sets of geometry for global slope stability, taken from cross sections B-B’ and C-C’. Pre-construction and post-construction external geometry was determined using topographic data provided by Jorgensen Associates, as well as proposed design data provided by Jon Althschuld of Chinook Landscape Architecture, LLC.

Soil-strength parameters were determined using direct testing methods, as well as correlations based on index tests and SPT N-Values. A detailed discussion on soil-strength parameters can be found in Appendix D. The parameters used in the stability analysis are shown in Table 4-2 and Table 4-3. We incorporated a phreatic surface into model based on observed water conditions during the drilling effort. We included surcharge loads to account for future building loads and evaluated seismic conditions using a pseudo-static approach.

Table 4-2: Soil Parameters Used for Slope Stability Analysis B-B'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (CL)	115	100[1]	35
Landslide Debris (GC)	125	50[2]	40
Landslide Debris (GC/CL)	120	100[2]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

Table 4-3: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (GC/CL)	120	100[1]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

4.1.1 Results

Results of the stability analyses are summarized in Table 4-4. Appendix F shows the output of the stability model for Cross-Section B-B' and C-C'.

Table 4-4: Summary of Stability Analyses Results

Cross section	Analysis	FS	Change in FS[1]
B-B'	Pre-construction	1.646	-1.03%
	Post-construction	1.629	
	Post-Construction Seismic	1.173	N/A
C-C'	Pre-construction	2.281	+12.93%
	Post-construction	2.576	
	Post-Construction Seismic	1.753	N/A

1. Negative indicates a reduction in FS from pre-construction to post-construction, while positive indicates an increase in FS from pre-construction to post-construction.

Discussion regarding accepted FS can be found in Appendix F. Changes in Factors of Safety (FS) from pre-construction to post-construction conditions range from -1.03 to 12.93%, though all of the post-construction conditions indicate static FS's above the 1.5 threshold for residential construction ranging from 1.629 to 2.576. Post-construction seismic conditions indicate factors of safety from 1.173 to 1.753, both of which are above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

Residual strength results from strain-softening behavior; i.e., soils become weaker with shearing (as in the case of slope movement) decreasing from peak strength to residual strength. Reduced shear strength usually occurs only in soils that have been previously sheared while undisturbed soils typically exist at peak strength. It is possible that sheared soils exist on this site or nearby and exhibit behavior

consistent with residual strength. In this case, seismic slope stability may result in factors of safety less than 1.0. **However, soil shearing was not observed during subsurface exploration at this site. If pockets or layers of soft, weak, or sheared soils are observed during construction, work shall cease, and Jorgensen Geotechnical be notified immediately to evaluate site conditions and review the stability model.**

4.2 Settlement

As described is Section 3.5.1, several different soil types were encountered at the site, all of which represent different levels of settlement potential, increasing the risk of differential settlement which is particularly damaging to structures. Settlement calculations were performed for the compressible clay, and the potentially compressible clayey sands. Because the stony soils contain varying amounts of matrix soils (i.e., clays and sands), estimated settlement is difficult. Though, it is important to note that in general, as the matrix content increases, the risk of settlement increases.

Item	Settlement Analyses – Slopewash	
	Scenario 1	**Scenario 2**
Bearing Layer	**Clay** – Foundation system is placed in direct contact with the clay soils	**Colluvium** - Foundation placed in direct contact with clayey sand soils
Foundation Assumptions	Comprises typical reinforced concrete spread footings	
	Bearing pressure of 3,000 pounds per square foot	
	Buried 3-feet below finished grade	
	Spread footings is 2-feet wide	
Calculated Settlement	3.38-inches	1.67 -inches

The risk of settlement can be reduced by several subgrade improvement methods, of which are discussed below in Section 5.0.

4.3 Lateral Earth Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996) for at-rest, active, and passive conditions and are presented in Table 4-5. These values assume a combination of lean clay and clayey gravel landslide debris will be used as non-structural backfill. We have assumed an estimated internal friction angle of 36° and a unit weight of 130 pcf based on experience working with similar soil deposits and laboratory testing. Calculations assume level backfill against foundation walls or retaining walls.

Table 4-5: Lateral Pressure Parameters for Landslide Debris

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions Level Backfill	K_o = 0.41 K_a = 0.26 K_p = 3.85	54 pcf 34 pcf 501 pcf
Earthquake Conditions	K_{ae} = 0.38	49 pcf

Level Backfill	K_{pe} = 3.46	449 pcf

Lateral earth pressure design will be estimated based on the concept of equivalent fluid pressures, in which the soil pressure-distribution is triangular against the foundation or retaining wall. The following sections summarize each design situation.

4.3.1 Active Pressures

Application	Retaining walls which are allowed to deflect and develop an active soil wedge
Resultant Force Calculation	½ $\gamma K_a H^2$; pounds per horizontal foot of wall
Resultant Force Location	one-third the wall height (1/3 H) above the base
Seismic Coefficient[1]	K_s = 0.338g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force	½ (γK_{ae} - γK_a) H^2; pounds per horizontal foot of wall
Seismic Resultant Force Location[2]	Applied at 60% of the wall height above the base

1. Discussion and calculations for the Seismic Coefficient can be found in Appendix F.
2. Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990).

4.3.2 At-Rest Pressures

Application[1]	Walls which are restrained and not allowed to deflect
Resultant Force Calculation	½ $\gamma K_0 H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

4.3.3 Passive Pressures

Application[1]	Toe of retaining walls where the wall is allowed to move into soil
Resultant Force Calculation	½ $\gamma K_p H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base
Design Control	k_s = 0.338g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Passive pressure design should neglect loose fill and soil located within the frost zone.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Recommendations Overview

The fine-grained soils encountered at the site exhibit moderate settlement potential as described above in Section 4.2. Typical spread footings are likely to experience settlement greater than 1-inch if placed above the compressible soils. The risk of settlement can be reduced by **ground improvement techniques** such as geosynthetic reinforced fills, or engineered aggregate piers (EAPs). The risk of settlement can also be reduced by incorporating **deep foundation elements** such as driven piles or micropiles into the foundation design. Subgrade improvement methods to reduce the risk of future differential settlement are discussed in Sections 5.2, 5.3, and 5.4, below.

Due to the need for a construction shoring system, if mass excavation (i.e., over-ex and replace with geosynthetic reinforced fill) is selected, the shoring system will need to be extended at or below the over-excavation limit, increasing the overall height of the shoring system. Deep foundation elements and aggregate piers would negate the need for mass excavation below the shoring system.

It should be noted that different subgrade improvement methods correspond with different levels of risk reduction. Any subgrade improvement method that leaves problematic soil beneath foundation systems has a higher level of risk than those that do not. Similarly, deep foundation elements greatly reduce the risk of settlement by transferring the foundation load past the problematic soils and into the underlying competent soils. Typically, the cost of a foundation system correlates to the risk reduction (i.e., the more expensive foundation system the more risk reduction).

5.2 Reinforced Fills

Reinforced fill comprise imported soil compacted and interbedded with a pre-determined geosynthetic. The reinforced fill will better distribute the foundation load thereby reducing the load applied to the fine-grained, compressible and reducing the amount of future potential settlement. Exact thickness of a reinforced fill is currently unknown due to the limited design data available, though it can be expected to be four to six fee thick with a geosynthetic layer placed at every 1-ft increment.

5.3 Engineered Aggregate Piers

Engineered aggregate piers are a ground improvement technique that utilize compacted aggregate to reinforce potentially problematic soils. The piers are predrilled with an auger to the full design-depth (or to a refusal condition on competent rock/soil), a select aggregate is dumped into the predrilled hole from the surface, and the aggregate is then compacted with a down hole compactor attached to an excavator. The compaction effort not only compacts the imported aggregate, but also densifies the surrounding native soils. The increased density of the select aggregate as well as the surrounding native soils reduces the potential of future foundation settlement. One major benefit of EAPs compared to deep foundation elements, is the EAPs are a ground improvement technique, therefore the foundation footings do not need to be designed as grade beams as it would need to be for deep foundation elements, but typical spread footings.

Aggregate piers are typically designed and installed by a design-build contractor. Such as Keller, Geotech Foundation Company, and Montana Helical Piers. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.4 Deep Foundation Elements

Foundations consisting of grade beams supported by deep foundation elements, such as driven piles or micropiles, typically allow very little vertical movement of structural elements. This option represents the lowest risk of future foundation settlement.

Both micropiles and driven piles are typically designed and installed by a design-build contractor. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.5 Earthwork

5.5.1 Site Preparation

Prior to the placement of any fill, concrete slabs, or foundation elements, the site should be cleared and stripped of topsoil and all organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

During the excavation, the equipment may disturb and loosen the surface of the subgrade soils. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to the placement of structural fill and footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by a representative of this office.

5.5.2 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the coarse-grained at the site as Type C soil. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V. According to OSHA, any cut slope greater than 20 feet in height requires additional analysis. Shallow groundwater conditions at the site may impact shoring requirements. These recommendations are based on observations made at the time of the site exploration. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil conditions at the time of construction.

The design of a temporary construction shoring system is beyond the scope of this report. Jorgensen Geotechnical is available to coordinate with shoring contractors to provide design parameters and local expertise to the project and deliver the most efficient shoring option.

5.5.3 Final Backfilling and Grading

Properly compacted backfill and site drainage are very important to protect subgrade soils and prevent water from flowing to undesirable locations (i.e., to the highway). All soils at the site are acceptable for use as backfill and general site grading. Compaction guidelines for both soil types can be found in Section 5.5.4.

5.5.4 Compaction

Based on our borehole logs, compaction of the on-site soils during construction can be measured by performing a Standard Proctor test per ASTM D698 and performing nuclear density gauge testing during the compaction process. Site soils should be moisture-conditioned and placed in lifts and compacted to a predetermined percentage (typically either 92% or 95%) of the maximum dry density as determined by Standard Proctor testing. Soil should be moisture conditioned to between -2% and +2% of the optimum moisture content (OMC). Fine-grained soils require a sheepsfoot or padfoot roller.

It is important to note, the on-site soils contain fine-grained soils which become difficult to compact if moisture contents become too high. Moisture management of the compacted soils will be paramount to reach adequate densities. Additionally, groundwater may impact the ability to compact the soils during construction.

If imported "pit-run" is used as structural fill or if soils at the site contain more oversized clasts (greater than 3-inches) compaction testing with a nuclear density gauge is usually problematic due to the presence of stones. Therefore, we recommend compacting stony soils using a **method specification**, for which Table 5-1 provides initial guidelines.

Table 5-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes[1]
5-ton vibratory	12 inches	9-inch[2]	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

1. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
2. Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

- The contractor will place fill in loose lifts no greater than specified in the above table for whichever class of compactor is used.
- Fill will be compacted with the *minimum* number of passes specified above. The actual number of passes should be determined by observing compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
- Once the number of passes is determined, this **method** (unique to the material type, compactor, lift thickness, and number of passes) may be continued for the rest of the project as long as fill material properties and subgrade soil conditions remain the same.

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the project. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 5.5.6.

5.5.5 Compaction Requirements

We recommend the following requirements for engineered fill materials:

Material Type and Location	Minimum Compaction Requirement	Moisture
Stony soils[1]: All Locations (Structural and Non-Structural Applications)	Non-yielding Condition	Usually 6-8%[2]
Non-stony soils	92% or 95% maximum dry density	+2-2% OMC

1. Stony soil may be imported or site-derived
2. Clean, stony soils are typically moisture insensitive and field observations are usually adequate to estimate when soils achieve the proper moisture.

We recommend compaction of fills be observed and tested during construction. If stony fill is not observed to be in a non-yielding condition or non-stony fills do not achieve the recommended compaction requirements, the area represented by the test should be reworked and retested as required to meet the requirements.

5.5.6 Observation during Construction

Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications. All excavations and foundation subgrades should be observed by a representative of JG prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.
We are able to provide the most value observing site conditions at the following times:

1. Upon completion of site preparation to verify all organics and unsuitable material have been removed, and to verify stony alluvial soils have been reached and structural fills have been prepared in accordance with Sections 5.5.1 and 5.5.4.
2. we can observe placement and compaction of fill and aid in the development of a method specification, Section 5.5.4.
3. We can perform density testing by means of proof rolls and with the use of a Nuclear Density Gauge for structural and non-structural soils.

6.0 LIMITATIONS

This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty is made or implied.

This report is site-specific and has been prepared in support of the proposed project. The report is for the sole use of the current property owner and their design and construction team and shall be considered non-transferable to future property owners without the written consent of Jorgensen Geotechnical. Under no circumstances are the figures and text to be used separately.

7.0 REFERENCES

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APPENDIX A

Site Exploration Procedures and Subsurface Exploration Logs

Field Exploration

Borehole Locations and Elevations

Borehole and test pit locations were determined by Jorgensen Geotechnical (JG) staff to bracket the approximate location of the proposed development. Approximate locations of the boreholes and test pits are presented in Figure 2. The approximate location of each borehole and test pit locations were estimated based on relative proximity to landmarks identifiable on aerial photography. Approximate GPS coordinates for each borehole were also collected in the field. Approximate elevations were based on topographic data from Jorgensen Associates.

Subsurface Exploration Procedure

JG conducted a site exploration at the proposed project site utilizing two different subsurface exploration techniques: geotechnical boreholes and open test pits. During the exploration effort, several disturbed samples from SPTs were collected during the drilling effort as well as bulk disturbed grab samples during the test pit excavation. Shelby tubes were used to collect relatively undisturbed samples of soft material for consolidation testing, shear testing, and index testing. The samples were tested at GCI in Salt Lake City, Utah, and the results are presented in Appendix B. Soil-engineering properties were based on visual classification, direct lab testing results, and accepted correlations based on index test results and SPT blow counts and are discussed further in Appendix D. The subsurface exploration techniques are described below.

Sonic Boreholes

On October 1 and 2, 2023, JG directed and oversaw the drilling of four sonic boreholes; two to 80-feet below the ground surface (bgs) and two to 35-feet bgs using a sonic drill rig operated by Cascade Drilling of West Jordan, Utah. Sonic drilling utilizes high frequency vibrations to advance a core barrel or casing into the subsurface soils while collecting one continuous disturbed sample. At predetermined intervals, standard penetration tests (SPT) were performed to generate blow count values and collect additional disturbed samples.

Hollow Stem Auger Boreholes

Three additional boreholes were completed each to 20-feet bgs on October 25, 2023 using a hollow stem auger (HSA) drilling technique with a Diedrich D120 drill rig operated by SK Geotechnical of Billing, Montana. The HSA drilling technique utilized a 4.25-inch inside diameter hollow auger with a solid stem rod in the center that is removed to perform standard penetration tests every 2.5-feet.

Open Test Pits

On October 31, 2023, JG directed and oversaw the excavation of four open test pits. The test pits were excavated using a Hitachi Zaxis 160 steel tracked excavator operated by FCExcvation. The test pits ranged in depth from 10 to 18-feet bgs. Disturbed bulk samples were collected from pertinent soil layers.

Borehole Logs

Field data were collected in the field digitally using the application pLog on a tablet. Draft logs were reviewed in the office, and final versions are presented below. Blow counts for SPT (field N-values) were adjusted to a standard hammer efficiency of 60% and overburden pressure of one atmosphere as suggested by Youd and Idriss (1997) and Fang (1991), to obtain the adjusted (N1)60 values in blows per foot. Soil type, thickness, consistency, and relative moisture content were observed and documented by Jorgensen Geotechnical staff.

Detailed borehole logs are attached. Site conditions may vary and actual soil conditions may differ from those presented in the borehole logs. The final logs represent JG's interpretation of the subsurface soil conditions. Actual soil conditions may differ from those observed in the boreholes.

In addition to borehole and test pit logs produced by Jorgensen Geotechnical, borehole logs presented in a report produced by Nelson Engineering dated July 28, 2021 were also reviewed to determined subsurface soil conditions and are presented below. Approximate borehole locations performed by Nelson Engineering are presented in Figure 2. Test pit logs presented in a report prepared by Womack and Associated dated June 4, 2012 for the water tank due south of the proposed project site were also reviewed.

Geophysical Exploration

Jorgensen Geotechnical contracted with Atlas Technical Consultants LLC of Salt Lake City to perform a geophysical evaluation at the project site. The primary purpose of the geophysical study was to develop subsurface shear-wave velocity profiles using Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Waves (MASW). The geophysical exploration was performed on October 23 and 24th 2024. One ReMi line and one MASW line were performed at the specific project site (Lots 53 and 58), while the other ReMi and MASW lines were performed on Lot 57.

The ReMi study extended to a maximum depth of 100-ft below the ground surface, allowing us to select a Site Class based on the results. Shear wave velocity for the ReMi line RL-2 performed at lots 53 and 58 produced a shear wave velocity of 1,201 ft/s, classifying the site as a Site Class C per ASCE 7-16

The MASW line ML-2 performed at the project site indicates the upper approximately 20-feet are softer (i.e., slower shear wave velocity), and the soils become denser at approximately 30-feet below the ground surface. Though the soils appear to become denser at 30-feet, the upper 20-feet appear to be chaotic and have portions that are dense, and portions that are soft, consistent with the observations made in the boreholes and test pits.

The full Report from Atlas is attached.



Photo 1: Typical sonic drilling setup/JG--01



Photo 2: Typical sonic drilling bulk sample/Landslide Debris (GC/CL)



Photo 3: Typical hollow stem auger drilling setup/JG-12



Photo 4: Typical SPT sample/JG-10 D3



Photo 5: Typical test pit excavation setup/TP-07



Photo 6: Landslide Debris (GC)/TP-03



Photo 7: Chaotic sorting in Landslide Debris (GC)/TP-03



Photo 8: Charcoal present within landslide debris/TP-03



Photo 9: Large angular cobbles ~'1 to 2' diameter/TP-04 spoils pile

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Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0			D1				Gravel (GW): Slightly moist to moist, brown, medium dense, clast supported, sub-rounded clasts approximately 50% sand and 50% sub-rounded gravel [FILL]					
1												
2			D2				Gravelly LEAN CLAY with Sand (CL): slightly moist, brownish tan, stiff, 25-30% angular gravel, 15-20% sand, 55-65% fines, [LANDSLIDE DEBRIS]					
3												
4												
5			D3									
6												
7			D4									
8			D5									
9												
10												
11												
12												
13												
14			D6									
15												
16												
17			D7									
18			D8					12		31	16	15
19												
			D9									

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

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Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) / MC (%) / PL & LL (%) / Fines Content (%)
21							Gravelly LEAN CLAY with Sand (CL): slightly moist, brownish tan, stiff, 25-30% angular gravel, 15-20% sand, 55-65% fines, [LANDSLIDE DEBRIS]						
22			D10										
23													
24													
25			D11										
26													
27													
28			D12	67	11-16-21 38			11		28	16	12	
29							CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, very dense, 50-55% angular gravel, 15-25% sand, 25-30% fines [LANDSLIDE DEBRIS]						
30			D13										
31			D14										
32													
33			D15										
34													
35			D16										
36													
37			D17	56	46-50/5" 94								
38			D18										
39			D19										

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Borehole ID: JG-01

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Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) / □ Fines Content (%) 20 40 60 80
41			D20				CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, very dense, 50-55% angular gravel, 15-25% sand, 25-30% fines [LANDSLIDE DEBRIS]						
42			D21										
43			D22										
44			D23										
45			D24										
46			D25										
47		⧗	D26	200	19-50/1" 84								
48													
49													
50													
51							LEAN CLAY, Sandy LEAN CLAY with Gravel, LEAN CLAY with Sand (CL): slightly moist, brownish tan, very stiff, 10-20% gravel, 20-30% sand, 50-90% fines, [LANDSLIDE DEBRIS]						
52													
53													
54													
55													
56			D27					13		33	15	18	●⊢
57													
58													
59			D28										

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Telephone: 307.733.5150

Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
61							LEAN CLAY, Sandy LEAN CLAY with Gravel, LEAN CLAY with Sand (CL): slightly moist, brownish tan, very stiff, 10-20% gravel, 20-30% sand, 50-90% fines, [LANDSLIDE DEBRIS]						
62			D29										
63			D30										
64													
65			D31										
66													
67													
68			D32	115	19-31-50/4" 56			10		26	16	10	● ⊢
69			D33										
70			D34										
71			D35										
72													
73			D36					12		38	17	21	● ⊢
74													
75			D37										
76													
77													
78			D38										
79													

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Telephone: 307.733.5150

Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
81			D39	100	9-23-35 35		CLAYEY GRAVEL with Sand (GC): slightly moist, brownish gray, dense, angular 55% gravel, 15% sand, 30% fines [LANDSLIDE DEBRIS]						▲
82													
83													
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													
98													
99													

JORGENSEN GEOTECHNICAL, LLC
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Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) / MC (%) / PL & LL (%) / Fines Content (%)
1			D1				GRAVEL (GW): slightly moist to moist, brown, medium dense, clast supported, approximately 50% sand and 50% sub-rounded gravel [FILL]						
2													
3			D2				CLAYEY GRAVEL with Sand (GC): slightly moist, medium dense, brownish tan, 55% angular gravel, 15% sand, 30% fines [LANDSLIDE DEBRIS]						
4													
5			D3										
6													
7			D4							20	15	5	H
8													
9			D5										
10			D6										
11													
12			D7				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]						
13													
14													
15			D8					12		31	15	16	●⊣
16													
17													
18			D9	0	4-3-3 6								▲
19													

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
21			D10				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]						
22													
23			D11					13		29	15	14	● ⊢
24													
25													
26			D12										
27													
28			D13	100	7-12-13 24	2.50							▲
29			D14										
30													
31			D15										
32													
33			D16					15		21	16	5	●
34													
35													
36			D17										
37													
38			D18	93	16-12-15 24								▲
39			D19					16		29	17	12	● ⊢

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Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
41			D20				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]					
42												
43			D21									
44												
45			D22				CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown to grayish tan, dense, homogeneous, 40-50% angular gravel, 20-30% sand, 30-35% fines [LANDSLIDE DEBRIS]					
46												
47							▽					
48			D23	100	14-25-31 45							
49			D24									
50							LEAN CLAY, LEAN CLAY with Sand (CL): wet, tan to reddish tan, stiff to very stiff, homogeneous, 0-10% angular gravel, 5-35% sand, 60-95% fines [LANDSLIDE DEBRIS]					
51			D25									
52												
53			D26					12		26	14	12
54												
55												
56			D27									
57												
58			D28	100	14-26-36 45							
59			D29									

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

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Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) 8 16 24 32 / MC (%) / PL & LL (%) 20 40 60 80 / Fines Content (%) 20 40 60 80
61			D30				LEAN CLAY, LEAN CLAY with Sand (CL): wet, tan to reddish tan, stiff to very stiff, homogeneous, 0-10% angular gravel, 5-35% sand, 60-95% fines [LANDSLIDE DEBRIS]	14		37	14	23	
62													
63			D31										
64													
65			D32					13		31	17	14	
66													
67		⧗	D33	400	50/4" 66								
68			D34				CLAYEY SAND (SC): wet, grayish brown to reddish gray, very dense, 55% sand, 45% fines, ironoxide staining, organic odor [WEATHERED ROCK]						
69													
70			D35							21	16	5	
71													
72			D36										
73													
74													
75			D37										
76			D38										
77													
78			D39										
79													

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
81			D40	0	50/2" 59		CLAYEY SAND (SC): wet, grayish brown to reddish gray, very dense, 55% sand, 45% fines, ironoxide staining, organic odor [WEATHERED ROCK]						
82													
83													
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													
98													
99													

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Telephone: 307.733.5150

Borehole ID: JG-03

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471750 **Longitude:** -110.753041 **Elevation:** 6406.00
Notes: Perched groundwater encountered between 27 and 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				SILTY GRAVEL with Sand (GM): slightly moist, dark brown, medium dense, 45% sub-rounded to rounded gravel, 25% sand, 30% fines [FILL]					
2							GRAVELLY LEAN CLAY with Sand (CL): slightly moist, brownish tan, soft, approximately 15-25% angular cobbles by volume, matrix supported, 30-35% angular gravel, 15-20% sand, 50% fines [LANDSLIDE DEBRIS]					
3			D2									
4												
5			D3					10		33	14	19
6												
7			D4	93	4-3-4 7							
8												
9			D5									
10			D6									
11							CLAYEY SAND with Gravel (SC): slightly moist, very light brownish tan, dense, approximately 15-25% angular cobbles by volume, matrix supported, 25-30% angular gravel, 30-35% sand, 40-45% fines [LANDSLIDE DEBRIS]					
12												
13			D7									
14												
15			D8					8		30	15	15
16												
17			D9	100	10-17-20 33							
18							CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown, medium dense, homogenous, approximately 15-25% angular cobbles by volume, matrix supported, 30-55% angular gravel, 20-30% sand, 30-50% fines [LANDSLIDE DEBRIS]					
19			D10									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
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Telephone: 307.733.5150

Borehole ID: JG-03

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471750 **Longitude:** -110.753041 **Elevation:** 6406.00
Notes: Perched groundwater encountered between 27 and 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D11				CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown, medium dense, homogenous, approximately 15-25% angular cobbles by volume, matrix supported, 30-55% angular gravel, 20-30% sand, 30-50% fines [LANDSLIDE DEBRIS]					
22												
23			D12					12		35	15	20
24												
25			D13									
26												
27			D14	87	10-11-14 22							
28												
29			D15									
30			D16									
31			D17					11		29	15	14
32												
33												
34			D18									
35			D19	80	20-25-10 17							
36												
37												
38												
39												

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

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Telephone: 307.733.5150

Borehole ID: JG-04

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 30.00 on Oct 02 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 35.2 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471774 **Longitude:** -110.753619 **Elevation:** 6404.00
Notes: Groundwater encountered at 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				SILTY GRAVEL with Sand (GM): slightly moist, dark brown, medium dense, 45% sub-rounded gravel, 25% sand, 30% fines [FILL]					
2												
3			D2									
4							LEAN CLAY with Gravel (CL): slightly moist, brownish tan, soft, approximately 15-25% angular cobbles by volume, matrix supported, 15-20% angular gravel, 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]					
5			D3									
6												
7			D4	93	2-2-7			12		34	16	18
8			D5		8							
9												
10			D6									
11												
12							CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, dense, approximately 15-25% angular cobbles by volume, matrix supported, 35-55% angular gravel, 15-30% sand, 30-35% fines [LANDSLIDE DEBRIS]					
13			D7									
14												
15			D8					7		19	14	5
16												
17			D9	53	18-27-30							
18					49		LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-5% angular gravel, 25-30% sand, 65-70% fines [LANDSLIDE DEBRIS]					
19			D10									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-04

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 30.00 on Oct 02 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 35.2 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471774 **Longitude:** -110.753619 **Elevation:** 6404.00
Notes: Groundwater encountered at 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D11				LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-5% angular gravel, 25-30% sand, 65-70% fines [LANDSLIDE DEBRIS]	17				
22												
23			D12							31	17	14
24												
25												
26			D13									
27												
28			D14	87	25-32-12 21							
29			D15									
30			D16									
31			D17				CLAYEY GRAVEL with Sand (GC): wet, grayish brown to reddish gray, very dense, approximately 15-25% angular cobbles by volume, matrix supported, 40-45% angular gravel, 15-20% sand, 40-45% fines [WEATHERED ROCK/LANDSLIDE DEBRIS]	10		33	15	18
32												
33												
34			D18									
35			~~D19~~	400	50/1" 83							
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-10

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471827 **Longitude:** -110.752751 **Elevation:** 6404.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-2 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4							CLAYEY SAND with Gravel (SC): slightly moist, very loose, brown, 20% angular gravel, 55% sand, 20% fines [TOPSOIL/FILL]					
3			D-1	40	1-1-4 4							
4–5							GRAVELLY LEAN CLAY with Sand. LEAN CLAY with Sand, LEAN CLAY (CL): dry, reddish tan, soft to medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-30% angular gravel, 10-20% sand, 50-90% fines, [LANDSLIDE DEBRIS]					
6			D-2	67	5-8-7 11							
8			D-3	60	5-5-6 9					25	16	9
10–11			D-4	67	9-17-12 18							
13			U-1					14		39	15	24
15–16			D-5	83	4-6-8 11			16		38	21	17
18			U-2					14		32	14	18
19												

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-10

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471827 **Longitude:** -110.752751 **Elevation:** 6404.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-2 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / ☐ Fines Content (%) 20 40 60 80
21			D-6	100	5-9-8 14		GRAVELLY LEAN CLAY with Sand. LEAN CLAY with Sand, LEAN CLAY (CL): dry, reddish tan, soft to medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-30% angular gravel, 10-20% sand, 50-90% fines, [LANDSLIDE DEBRIS]						▲
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-11

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471746 **Longitude:** -110.753110 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4			D-1	20	11-11-19 26		CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, medium dense, 55% sub-rounded gravel, 25% sand, 20% fines [FILL]					
5–7			D-2	79	5-11-50/5" 50		CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, medium dense to very dense, chaotic sorting, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-50% angular gravel, 15-30% sand, 35-40% fines, Charcoal present [LANDSLIDE DEBRIS					
8–9			D-3	90	8-12-14 20			7		22	15	7
10–12			D-4	83	4-9-12 16							
13–15			D-5	100	6-17-23 33							
16–17			D-6	73	10-18-20 31							
18			~~D-7~~	0	50/1" 79							
19			D-8	125	50/5" 77							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-11

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471746 **Longitude:** -110.753110 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21							CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, medium dense to very dense, chaotic sorting, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-50% angular gravel, 15-30% sand, 35-40% fines, Charcoal present [LANDSLIDE DEBRIS					
22												
23												
24												
25												
26												
27												
28												
29												
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-12

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471744 **Longitude:** -110.753401 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-3 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0							CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% rounded gravel, 25% sand, 20% fines [FILL]					
3			D-1	60	4-4-3 5		CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, loose to very dense, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-35% angular gravel, 25-30% sand, 40-45% fines [LANDSLIDE DEBRIS]					
5			D-2	93	9-19-50/5" 55			10		27	15	12
7			D-3	75	50/5" 78							
9							LEAN CLAY with Sand (CL): dry, tan, medium stiff, 10% angular gravel, 30-40% sand, 50-60% fines, [LANDSLIDE DEBRIS]					
10			D-4	100	6-6-14 15			13		27	17	10
13			D-5	93	4-6-15 17							
15			D-6	100	6-23-29 41		CLAYEY GRAVEL WITH SAND (GC): dry to slightly moist, brown, dense, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 50% angular gravel, 15% sand, 35% fines [LANDSLIDE DEBRIS]					
18			D-7	73	19-16-42 45							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-12

Client: Bear Development, LLC
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Date Started: Oct 25 2023 **Completed:** Oct 25 2023
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Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471744 **Longitude:** -110.753401 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-3 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D-8	100	6-9-15 20		SANDLY LEAN CLAY with Gravel (CL): dry to slightly moist, brown, medium stiff, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 20-30% angular gravel, 20-30% sand, 50% fines [LANDSLIDE DEBRIS]	11		26	14	12

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-03

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471762
Longitude: -110.752954
Elevation: 6406.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped at target depth and limits of excavtator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand(GC): dry to slightly moist, blackish brown, homogeneous, 45% sub-angular gravel, 30% sand, 25% fines, [FILL]						
4						CLAYEY GRAVEL with Sand(GC): dry to slightly moist, brown, clast supported, 25% sub-angular to angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, Large amounts of charcoal. Chaotic sorting. Layer of CL (-0.5") at 6.5' and 8' [LANDSLIDE DEBRIS]						

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-04

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471736
Longitude: -110.753241
Elevation: 6405.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160
Notes: No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, blackish brown, homogeneous, 45% sub-rounded gravel, 30% sand, 25% fines, Chunks of asphalt present, rebar [FILL]						
2												
3												
4												
5						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 15% sub-angular to angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, Large amounts of charcoal. Chaotic sorting. [LANDSLIDE DEBRIS]						
6												
7												
8												
9												
10												
11												
12			D-1									
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-05

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471248
Longitude: -110.753015
Elevation: 6467.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Notes:
Contractor: FCE
Equipment: Hitachi Zaxis 160

No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY SAND (SC): dry, brown, loose, 15% gravel, 55% sand, 30% fines, [TOPSOIL]						
2						LEAN CLAY with Sand (CL): dry, light whitish tan, pinholed, 5% angular gravel, 15% sand, 80% fines, medium plasticity, Some gravels and cobbles present. Lime stringers present [LOESS]						
3												
4												
5												
6												
7			D-1									
8						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 35% angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, charcoal. Chaotic sorting. [LANDSLIDE DEBRIS]						
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

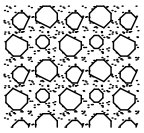
Test Pit ID: TP-06

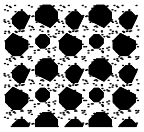
Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471498
Longitude: -110.753164
Elevation: 6424.50
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

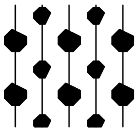
Notes:
No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

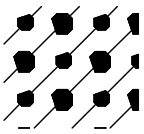
Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, 40% angular cobbles by volume, remaining 55% angular gravel, 15% sand, 30% fines by mass, 2-4' cobbles and boulders [LANDSLIDE DEBRIS]						
4						CLAYEY GRAVEL with Sand (GC): slightly moist, dark reddish brown, dense, clast supported, 40% angular cobbles by volume, remaining 55% angular gravel, 15% sand, 30% fines by mass, 2-4' cobbles and boulders. Increased to very dense at bottom of pit. [LANDSLIDE DEBRIS]						
8						CLAYEY GRAVEL with Sand (GC): Dry, reddish brown, very dense, 80% angular cobbles by volume, remaining 55% angular gravel, 20% sand, 25% fines by mass, Appears to be layer of scree/ loose bedrock [LANDSLIDE DEBRIS/WEATHERED BEDROCK]						

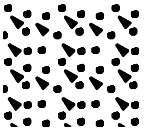
SOIL GRAPHICS

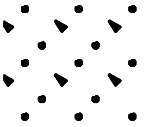
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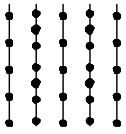
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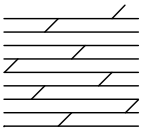
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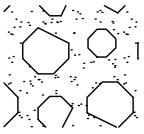
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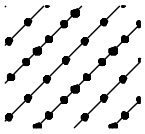
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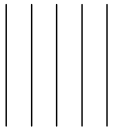
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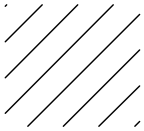
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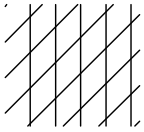
BEDROCK 

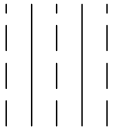
COBBLES/BOULDERS 

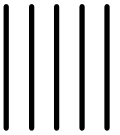
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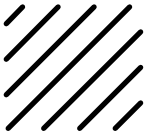
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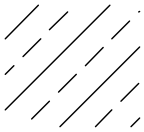
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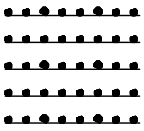
ML–CL 

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PT 

NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No. BH-1**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/11/05 10/12/05**		DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**		DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6408.5**		HOLE DIAMETER: **4"**	
		HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ALUVIAN GRAVEL, COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON EXCAVATED CUT SLOPE. SURFICIAL SOILS AT BORING SITE AND IN ADJACENT CUT SLOPES ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER (6' M.D.)*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-5' ARE ROCK CHIPS AND SILTY CLAY FINES*						
		4												
		5						*DRILLING THROUGH ROCK 4.8-6'*						
		6												
		7												
		8												
		9						*CUTTINGS 0-10.1' ARE ROCK CHIPS AND SILTY CLAY FINES*						
		10	X			BH1-1 2" SS	87	*DRY GREY GRAVEL, GP, FILGC, LIMESTONE FRAGMENTS IN MOIST BROWN SILTY SAND MATRIX*			>50			
		11	X											
		12												
		13												*10-20' DR REPORTS INTERVALS OF 1-4" SOFTER MATERIAL. PRIMARILY DRILLING THROUGH ROCK MATERIAL CUTTINGS ARE LIMESTONE FRAGMENTS IN SILTY SAND*
		14												
		15												
		16												
		17												
		18												
		19												
		20	X			BH1-2 2" SS	46	*MOIST BROWN GRAVEL W/ SILT AND SAND, GP-GM, GRAVELS ANGULAR, SILT STIFF. MULTICOLORED GRAVELS HIGHLY WEATHERED*			35			
		21	X											

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-1* PAGE: *2 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	22												DR MOD. TO EASY DRILLING IN 20–22' INTERVAL 8" ROCK 22.3–23'
		23												
		24												
		25				BH1-3 3"CS	25	MOIST BROWN CLAYEY SAND WITH GRAVEL, SC, PP=2.5 TSF, STIFF TO V. STIFF. FRAG. IN SHOE			8			
		26												DR 1–3" INTERVALS BETWEEN CLASTS
		27												
		28						SOME HIGHER PLASTICITY LEAN CLAYS IN CUTTINGS						
		29												
		30				BH1-4 2.5" SS	21	MOIST BROWN CLAYEY SAND WITH GRAVEL, SC, V. STIFF TO HARD, PP=4.0TSF	27	16	10		10	DR EASIER DRILLING FROM 29.5'± WITH LITTLE HAMMER ACTION
		31												
		32						HOLE CAVED TO 20' AFTER 30' SAMPLE						DR EASIER DRILLING FROM 29.5'± WITH LITTLE HAMMER ACTION FREQ. HAMMER PLUGGING 32–40'
		33												
		34												
		35												
		36												
		37												
		38												
		39												
		40						NO SLUFF IN HOLE @40' DIFFICULTY CLEANING HOLE TO REMOVE ROD INDICATES SOME CAVING IN 30–40' INTERVAL.						
		41				BH1-5 2" SS	70	MOIST BROWN CLAYEY SAND, SC, VERY STIFF TO HARD, FINE ANGULAR GRAVELS IN A SANDY CLAY MATRIX. UPPER 2" HIGHER MOISTURE CONTENT, MAY INDICATE SEEPAGE ZONE 40–41'	19	4	30		12	DR GRAVEL AND COBBLE ZONE 42–43' WATER LEVEL 11/3/05
		42												
		43												
		44												

S:\STANDARD\BORDERS\NE_BOREHOLE.DWG (BOREHOLE PG1) JUN 20 2002 08:53:53 AM PLOTTED BY: GREEN

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-1* PAGE: *3 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44						*CUTTINGS ARE MOIST TO WET OLIVE GREEN CLAYEY SAND*						*DR CONT. HAMMER CLOGGING FROM 42'*
		45	X			*BH1-6 2" SS*	*83*	*MOIST OLIVE GREEN CLAYEY SAND, SC, MED. STIFF TO STIFF, SLIGHTLY SANDY LENS WITHIN. SOME CALCIUM CARBONATE STRINGERS.*	*30*	*6*	*16*		*20*	
		46	X											
		47	X											
		48												
		49												
		50												
		51												
		52	X											*AT 52' DR APPROX. 12' OF WATER IN HOLE OVERNIGHT*
		53	X			*BH1-7 2" SS*	*40*	*AS ABOVE BUT GREY BROWN, SOME COAL/ORGANICS, PP=3.5-4.0 TSF.*			*22*			
		54	X					*BOH =52.0'*						
		55						*SET PIEZO (1"PVC) BOTTOM AT 51.1 SLOTTED BOTTOM 10' FILLED ANNULUS WITH SAND TO 38' 1' STICKUP*						
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

NELSON ENGINEERING
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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

S:\PROJECTS\06-12 GRAND VIEW LODGES\DRILLING\BHBORINGLOG.DWG (BH-1 (2)) FEB 13 2006 10:56:01 AM PLOTTED BY: GYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-2**	PAGE: **1 OF 5**
DATE STARTED / FINISHED: **10/11/05 10/12/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6550.3**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	FREQ. GRAVEL, COBBLE. AND BOULDER SIZE CLASTS	1–6						*BORING LOCATED ON GRASSY AREA. SURFICIAL SOILS IN ADJACENT ROAD CUT ARE GENERALLY STIFF TO HARD GRAVEL AND SILT MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE. SEVERAL LARGE BOULDERS EXCAVATED FROM NEARBY WATER TANK EXCAVATION.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		3–5						*CUTTINGS 0–5' ARE MOIST LT BROWN GRAVEL WITH WITH SILT, GP–GM*						*DR FREQ. COBBLES. HAMMER ACTION IS NEARLY CONTINUOUS*
		6												*DR NO GRAVEL/COBBLES FROM 6'±*
	WET TO SATURATED SOILS IN INTERVALS FROM 7'–18'	7–9						*DR VERY SOFT DRILLING 7–9.5' CUTTINGS ARE WET CLAY/SANDY CLAY. APPEARS TO BE A SATURATED ZONE*						
		10–11				BH2-1 2.5" CS	75	*FROM 9.5' SAND CONTENT OF CUTTINGS INCREASING MOIST GREY BROWN CLAY, CL, STIFF TO VERY STIFF, NONUNIFORM PLASTICITY IN SAMPLE.*			15			
		12–14												*DR GRAVELLY DRILLING 12'–13'*
		15–16				BH2-2 2" SS	75	*MOIST TO WET GREY CLAYEY SAND W/GRAVEL, SC, GRAVELS FINE TO MED. SANDS FINE. V. STIFF TO HARD, MEDIUM PLASTICITY*			16			
		17												
		18						*HAMMER PLUGGING FREQ. TO 17' CUTTINGS ARE MOIST CLAYS*						
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	19–21						*ROCKY DRILLING FROM 18' FREQ. HAMMER ACTION ON COBBLE AND GRAVELS. CUTTINGS SLIGHTLY MOIST*						

MATERIAL DESCRIPTION

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	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	22												*DR ROCKY DRILLING FROM 20'*
		23						*CUTTINGS TO 25' ARE GRAVEL/COBBLE FRAGMENTS IN SILT/SILTY CLAY WITH SAND MATRIX*						
		24												
		25	X			BH2-3 2.5"	25	*MOIST GREY SANDY SILT/SANDY CLAY, SC, V. STIFF*			18			
		26	X											*DR WET PLASTIC SOILS CONT. PLUG HAMMER. BORING ADVANCED WITH 1.875" ø NQ CORE FROM 30'*
		27	X											
		28												
		29												
		30						*CORING FROM 30' RETURN LOGGED AS IN"/IN"*						
		31		X				*30-30.8' WET SAT GREY CLAY, CL, WET FROM DRILLING FLUID. WITH 2 3" GRAVEL PARTICLES*						
		32		X			33/36	*30.8-33' MOIST GREY GREEN SANDY SILT, ML, V. STIFF TO HARD. GRADES TO SILTY SAND W RED COLORING SOME INTERVALS. TRACE CLAY. THROUGHOUT. 1 2" SEAM OF V.STIFF MED. PLASTICTY CH 31.0'*						
		33		X										
		34												
		35					2/60	*MOIST GREY SAND W/SILT, SP/SM, SANDS FINE, DENSE, WEAKLY CEMENTED*						
		36												
		37												
		38												
		39												
		40					35/60	*MOIST DENSE GRAY GREEN SAND W/SILT, SP-SM, DENSE, CONTAINS 1/4" THICK STRATA OF DK BROWN SILT W/SAND IN LOWER HALF*						
		41												
		42												
		43												
		44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

S:\STANDARD\REFERENCE\BOREHOLE\BOREHOLE.PGU JUN 20 2002 09:53:53 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *3 OF 5*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44					43/60	*MOIST DENSE GRAY GREEN SILTY SAND, SM, SANDS FINE, SILT % INCREASING WITH DEPTH, LOWER 1.5' OF SAMPLE MAY BE SANDY SILT. 3–5 DARKER FINE GRAINED STRATA <1" THICKNESS IN INTERVAL*						
		45												
		46												
		47												
		48												
		49												*48–53 DR VARIABLE RATE OF ADVANCE IND. 6"± STRATA*
		50					60/60	*4" INTERVAL 48.2–48.6 SAT V. SOFT SILTY SAND (DRILLING FLUID). MOIST GRAY GREEN SILT, ML, V. STIFF, OCCASIONAL BLACK ANGULAR FINE GRAVELS.*						
		51						*SAND % INCREASING FROM 51' MOIST GREY GREEN SILTY SAND, SM, SANDS FINE, DENSE*						
		52												
		53												
		54					48/48	*MOIST GREY GREEN SILT, SILTY SAND, ML/SM, WEAKLY CEMENTED SILTSTONE UPPER 6"*						
		55												
		56												
		57					12/12	*AS ABOVE*						
		58												
		59												
		60					12/60	*DR COBBLE AND GRAVEL DRILLING AND LOSS OF DRILLING FLUID FROM APPROX. 58'. POOR RETURN, 2" MINUS SANDTONE GRAVELS AND SILTY SAND. APPEARS TO BE COBBLES IN SILTY SAND MATRIX.*						
		61												
		62												
		63												
		64												
		65					12/20	*BLOCKED OF AT 64.7 BY COBBLE. MED. COARSE GRAVEL SIZE FRAGMENTS QUARTZITE NO WATER RETURN 65.5–66'*						
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

S:\STANDARD REFERENCE FILES\LOGGING GRIDDLE.PGU JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *4 OF 5*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		67					14/40	*AS ABOVE.* *CONT. LOSS OF FLUID TO FORMATION*						
		68												
		69					18/30	*GRAVEL SIZE LIMEYSANDSTONE FRAGMENTS, SOME SAND ADHEREING TO GRAVEL SURFACES*						
		70						*BLOCKED OFF BY COBBLE @70.5*						
		71					15/30	*DR HARDER COMPETENT ROCK WITH THIN (<2") SOFTER INTERVALS THROUGHOUT. CONT. WATER LOSS.* *MOIST GREEN SILT W/SAND, ML, HARD, TRACE CLAYS.*						
		72												
		73												
		74					54/60	*UPPER 1' IS SILT W SAND, ML, SAT. SOFT (DRILLING FLUID)* *REMAINDER IS MOIST GREEN SANDY SILT, ML, GRADES TO SILTY SAND IN SOME INTERVALS, SANDS FINE. VERY STIFF TO HARD*						
		75												
		76												
		77												
		78												
		79												
		80					44/60	*UPPER 10" MOIST GREEN SAND W/SILT, SP-SM,* *9" INTERVAL MOIST GREEN THEN BLACK CLAY, CH, MED. TO HIGH PLASTICITY, V. STIFF TO HARD* *16" SAND W SILT AS ABOVE* *GRADES TO MOIST GREEN CLAY, CH, HARD, BOTTOM 4"*						*DR REPORTS RED SEDIMENT IN RETURN FLOW 80-81 NO RED MATERIAL IN CORE*
		81												
		82												
		83												
		84					21/51	*14" MOIST GREEN TAN SILTY SAND/SANDY SILT, DENSE/HARD SANDS FINE* *2" MOIST GREEN CLAY, CH/CL, MED. HIGH PLASTICITY , WITH FINE SAND. V. STIFF TO HARD* *5" COBBLES LARGE GRAVELS IN SILT W SAND MATRIX*						*DR REPORTS LITTLE WATER LOSS 83-88*
		85												
		86												*BIT BLOCKED@87.25 NO RETURN FROM 87.5 DR COBBLE DRILLING*
		87												
		88					18/30							
		89												

S:\STANDARD\BORERS\NE_BOREHOLE.DWG (BOREHOLE PLG) JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

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JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *5 OF 5*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		90						*FRACTURED BLUE GREY LIMESTONE, 1" MD*						*DR COBBLES NO RETURN 89.8–93*
		91					14/38	*FRACTURED LIMESTONE AS ABOVE*						
		92												
		93												
		94												
		95					23/30	*LIMESTONE, 7" CONT. CORE, REMAINDER FRACTURED GRAVEL SIZE*						
		96					20/30	*BLACK TO GREY FRACTURED LIMESTONE, 1.5" M.D. SOME SANDY CALY MATRIX. APPEARS TO HAVE WEATHERED SURFACES*						*BLOCKED@96.5*
		97												
		98												*NO REUTRN 98–103 COBBLES WITH SMOOTH INTERVALS (CORING THROUGH LARGER COBBLE)*
		99												
		100					27/60	*CONT. FRACTURED LIMESTON, WITH SANDY CLAY INTERVALS. FRAGS UP TO 3" CORE LENGTH. WEATHERED SURFACES*						
		101												
		102												
		103												
		104												*NO REUTRN 103–108 CONT. COBBLE DRILLING*
		105					40/60	*AS ABOVE TO BOH*						
		106												
		107												
		108						*SET PIEZOMETER 1" ø PVC.* *BOTTOM AT 107.7* *SLOTTED 97.7–107.7* *NO WATER MEASURED ON 11/3/05*						
		109												
		110												
		111												
		112												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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S:\PROJECTS\2006\126-02 GRAND VIEW GEOTECH\DRAWINGS\LOGS\DWG GBH-2(5).DWG FEB 13 2006 11:06:21 AM PLOTTED BY: GYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-3** PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/20/05 10/20/05**	DRILLER: **PIEDMONT**
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6445.8**	HOLE DIAMETER: **4"**
	HAMMER TYPE: **140#**

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED UNDISTURBED GROUND. SOILS EXPOSED IN WATERLINE TRENCH TO WEST TO DEPTH OF APPROX. 15' ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.)*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE ROCK CHIPS AND SILTY CLAYEY SAND*						
		4												*10-9.5' DR COBBLES AND GRAVELS WITH MATRIX INTERVALS OF 1" OR LESS THICKNESS*
		5												
		6												
		7												
		8												
		9												
		10	X			BH3-1 2" SS	46	*MOIST LT BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM, GRAVELS FINE ANGULAR, WITH CALCEROUS STRINGERS. SANDS FINE. GRADES TO SILTY CLAY WITH GRAVEL, STIFF*			34			
		11												
		12												*COBBLES LESS FREQ. FROM 9.5'*
		13												
		14						*DR ROCK, 14.1-16.8'*						
		15												
		16												
		17												
		18												
		19												
		20	X			2" SS	NS				30/0			*DR GRAVEL AND COBBLES FREQ. FROM 20.5'*
		21												

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S:\PROJ\2005\129-12 GRAND VIEW GEOTECH\ENGINEERING\DRIVE (ENGR)\ FEB 13 2006 11:46:48 AM PLOTTED BY: GYR

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-3* PAGE: *2 OF 3*

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		22						*CUTTINGS ARE GRAVEL FRAGS AND RED SAND FROM 20'*						
		23												
		24												*WATER LEVEL 11/3/05*
		25												
		26				BH3-2 2"SS	33	*MOIST LT BROWN SILTY CLAY W GRAVEL , CL-ML, FILGC, GRAVELS FINE TO MED. LIMESTONE. STIFF TO VERY STIFF. DRILLING INDICATES HIGHER ROCK % THAN SAMPLE CONTENTS.*			30			*DR FREQ. PLUGGING 25-30' GRAVELLY*
		27												
		28												
		29												
		30												
		31				BH3-3 2.5" SS	100	*MOIST GREY BROWN SILTY SAND W.GRAVEL, SM, SANDS FINE, VERY STIFF*			17			
		32												*DR FREQ. HAMMER PLUGGING 30-35' DUE TO WET SILTY CLAY.*
		33												
		34						*CUTTINGS 35-40' ARE SILTY CLAY, GRAVEL, SILT, AND SAND MIXTURE*						
		35												
		36												
		37												
		38												
		39				BH3-4 2.5" SS	50	*MOIST GREY CLAY, CL HARD. SUSPECT WATER ABOVE IMPERMEABLE CLAY LAYER.*			>50			
		40												
		41				BH3-5 2" SS	58	*MOIST BROWN TO YELLOWBROWN SILTY CLAY W/GRAVEL, CL-ML, SOME COAL, STIFF TO VERY STIFF.*			12			*DR GRAVEL AND COBBLE ZONE 42-43'*
		42				BH3-6 2" SS	100	*MOIST GREY SILT W GRAVEL, ML, FRAGS UP TO 2", V. STIFF TO HARD.*			>50			
		43												
		44												

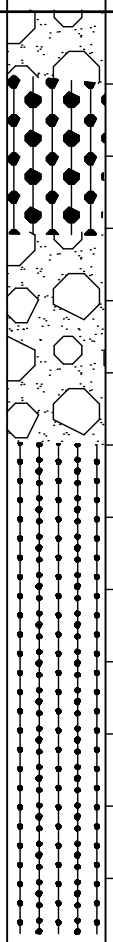
DRILLED BH3A TO 40' WITH DOWNHOLE HAMMER. SET PIEZO BOTTOM AT 33.25 SLOTTED TO 23.25. SAND 33.25-22.0' DRILLED BH3B APPROX. 7' EAST OF BH3A, 3B DRILLED WITH HAMMER TO 42' CASED 3.75"ø TRICONE WITH WATER FROM 42'

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

S:\STANDARD\BORINGS\NE_BOREHOLE.PGU JUN 26 2002 09:35:3 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-3* PAGE: *3 OF 3*



DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
44						This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.						*DR SOFT EASY DRILLING FROM 44–45'*
45												
46												*DR COBBLES 3–6" WITH SOFT INTERVALS 46–49'*
47												
48												
49												*DR SMOOTH DRILLING FROM 49'–BOH*
50												
51	✕			*BH3-7 2" SS*	*100*	*MOIST GREY FINE SILTY SAND, SM, INCLUDES 4" OF CLAY WITH BLACK PEAT/COAL INCLUSIONS, V. STIFF*			*23*			
52	✕											
53												
54												
55												
56	✕			*BH3-8 2" SS*	*100*	*AS ABOVE. V. STIFF, DENSE.*			*20*			
57	✕					*BOH=–55.75'*						
58												
59												
60												
61												
62												
63												
64												
65												
66												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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S:\STANDARDS\BOREHOLE\NE_BOREHOLES.DVG (BOREHOLE.PGL) JUN 28 2002 08:13:53 AM PLOTTED BY: GREEN

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-4**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/22/05 10/23/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6487.8**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON UNDISTURBED GROUND. SOILS EXPOSED 50' HIGH CUT SLOPE DOWNSLOPE TO THE NORTH ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.) SEEPS ARE EVIDENT IN AREA OF CUT FACE DOWNSLOPE OF BORING.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-6' ARE ROCK CHIPS AND MOIST SILTY CLAYEY SAND*						
		4												*CUTTINGS MOISTURE % INCREASING FROM 6' FEWER ROCKS AND FREQ. BIT PLUGGING.*
		5												
		6												
		7												
		8												
		9	X			BH4-1 2.5" SS	79	*MOIST LT TAN GREEN SILTY SAND, TRACE CLAY, TRACE COAL, HARD.*			35			
		10	X											
		11												
		12												
		13												
		14	X			BH4-2 2" SS	50	*MOIST TO WET RED SILTY CLAYEY GRAVEL W/SAND, MED. PLASTICITY, STIFF TO V. STIFF. MOIST. CHAOTIC, NOT STRATIFIED*			17			*DRILLING WITH 3.75" ø TRICONE AND WATER FROM 15'*
		15	X											
		16												
		17												
		18												
		19												
		20												*DR ROCK 19.5-20.2'*
		21												

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CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

S:\PROJECTS\06-07\TRANSFER STATION GEOTECH\TRANSFER MAIN BUILDING BORING LOGS.DWG GINT-D MAR 14 2005 01:31:31 PM PLOTTED BY:

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *2 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*DR SOFT 20.5–22 DR 50% ROCK WITH 4"–8" INTERVALS OF SOFTER MATERIAL BETWEEN 22–29'*
		23												
		24												
		25												
		26												
		27												
		28												
		29												
▼		30												*WATER LEVEL 11/3/05*
		31												
		32												
		33												
		34						*AT 34' ATTEMPTED SPLIT SPOON, BORING CAVED TO 29' DRILLING WITH CASED 3.75" TRICONE FROM 34' DR SMOOTHER DRILLING AT 35'*						
		35												
		36												
		37												
		38												
		39				BH4-3 2" SS	92	*MOIST TO WET SILT, ML, TAN, MED PLASTICITY. SEAMS .5–1" THICK MAY BE SATURATED. STIFF.*			8			
		40												
		41												*DR COBBLES FROM 39.5 LOSING WATER FROM 40.5*
		42												
		43												
		44												

S:\STANDARD\BORERS\NE_BOREHOLE.DWG (BOREHOLE PLT) JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *3 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR LIMETONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		45												
		46												
		47												
		48												
		49												
		50												
		51												
		52												
		53						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR BLUE BLACK LIMESTONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		54						*MAJORITY OF WATER LOST, 39'–BOH*						
		55						*BOH =55.75*						
		56						*SET PIEZO (¾"PVC) BOTTOM AT 36.1' SLOTTED BOTTOM 6' BENTONITE IN HOLE TO 36.1, SAND TO 20' FILLED ANNULUS WITH SAND TO 38'*						
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

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S:\PROJ\2002\130-12 GRAND VIEW GEOTECH\BH\BORINGLOGS.DWG (BH-4 (3)) FEB 13 2006 11:07:07 AM PLOTTED BY: GVR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No.** BH-5	PAGE: 1 OF 4
DATE STARTED / FINISHED: 10/24/05 10/25/05		DRILLER: PIEDMONT	
LOGGED BY: GYR/ROLFE		DRILL TYPE: TRACK MOUNT B-50	
BOREHOLE LOCATION/ELEVATION: SEE LOCATION MAP/6409.9		HOLE DIAMETER: 4"	
		HAMMER TYPE: 140#	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1						*BORING LOCATED AT BASE OF 60' PLUS CUT SLOPE*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE MOIST TO WET LT BROWN CLAY, SILTY CLAY WITH SOME GRAVEL FRAGMENTS.*						
		4						*DRILLING INDICATES OCCASIONAL COBBLES*						
		5						*MOIST TO WET PLASTIC SOIL CAUSING FREQ. PLUGGING FROM 4'*						
		6												
		7												
		8												
		9												
		10						*DR ROCK 9.5-11'*						
		11						*WET FROM 11' FREQ. HAMMER PLUGGING*						
		12												
		13												*NO WATER IN HOLE @13' AFTER 28 HOURS*
		14												
		15						*NQ CORING FROM 15' RETURN LOGGED AS IN"/IN"*						
		16					10/36	*MOIST LT BROWN CLAYEY SAND W. GRAVEL, COBBLE FRAG. IN SHOE. V. STIFF TO HARD PP> 3.0 TSF*						
		17												
		18												*18-23 LITTLE WATER LOSS SMOOTH DRILLING W/OCCASIONAL COBBLES*
		19					10/60	*AS ABOVE*						
		20												
		21												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *2 OF 4*

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		22												*MINIMAL WATER LOSS 23–28'*
		23												
		24												
		25					19/60	*COBBLE IN BIT. MOIST BROWN CLAYEY SAND, SC, SANDS FINE, CLAY FRACTION MED. TO HIGH PLASTICITY, TRACE GRAVELS, HARD*	29	4				
		26												*SOME WATER LOSS @29' REGAINED BY 30'*
		27												
		28												
		29												*DRILLING IND. SAT. SOFT/LOOSE ZONE 30'±1 28–33 SMOOTH DRILLING W/SOME COBBLES LOWER PORTION*
		30					51/60	*AS ABOVE W/COBBLES TO 6", MOIST TAN BROWN SILTY CLAY W/GRAVELS*						
▼		31						*DRILLER REPORTS SAND LENSE "PUSHING IN ON HOLE" AT 30' HOLE CASED TO 33'*						
		32												
		33												
		34												
		35					18/36	*ALL GRAVEL AND COBBLE FRAGMENTS, LITTLE FINE GRAINED MATERIAL*						*MIN. WATER LOSS 33–40'*
		36						*36–38' MOIST TAN BROWN CLAYEY SAND, SC, TRACE GRAVEL, MED. PLASTIC*						
		37					13/24	*ABUNDANT GRAVEL MOIST TAN TO GREY CLAYEY SAND W/GRAVEL, SC, MED. PLASTICITY*						*DRILLING IND. HIGHER GRAVEL FRACTION THAN IN RETURN FROM 33'*
		38												
		39					15/17	*MOIST BROWN CLAYEY SAND, SC, SANDS FINE, FINES MED. PLASTIC, V.STIFF TO HARD, TRACE GRAVEL*	28	12				
		40												
		41					9/43	*MOIST GREY CLAYEY SAND, W/ GRAVEL AND COBBLES, SC, V. STIFF TO HARD*						
		42												
		43												
		44												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *3 OF 4*

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		44												
		45					21/60	*MOIST TAN SILTY TO SANDY CLAY W/GRAVEL, CL, MED. PLASTICITY, V. STIFF TO HARD*						*TAN BROWN RETURN*
		46												
		47												
		48												
		49					13/24	*AS ABOVE*						
		50												*GOOD RETURN*
		51												
		52					15/36	*MOIST TAN BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM COAL IN SHOE @53' V/ STIFF TO HARD*						
		53												
		54					30/30	*MOIST TAN BROWN SILTY CLAY W/GRAVEL, INTERBEDDED COAL STRATA, V. STIFF, SOME MOTTLEING*						
		55												
		56												
		57					27/30	*AS ABOVE*						
		58												
		59												
		60					14/60	*MOIST BROWN SANDY SILTY CLAY W/GRAVEL, CL-ML, VERY STIFF*						
		61												
		62												
		63												
		64						*63-68 SOME KNOCKING, SOME FAST DRILLING*						
		65						*ORGANICS AT 65'*						
		66												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *4 OF 4*

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		67					34/60	*AS ABOVE TO 65' <u>FIBROUS ORGANIC MATERIAL @65±</u> BELOW ORGANICS IS MOIST BLUE GREY SANDY CLAY/CLAYEY SAND, STIFF TO VERY STIFF, WITH GRAVEL. BOTTOM 1' IS MOIST SILTY SAND/SANDY SILT/HARD/V. DENSE*						
		68												
		69												
		70					37/60	*SILTY SAND AS ABOVE SMOOTH DRILLING OCCASION KNOCKING, MOD FAST DRILLING*						
		71												
		72												*GOOD RETURN BLUE/GREY TO WHITE GREY*
		73												
		74						*<u>ORGANIC DEBRIS</u> MOIST BLUE GREY CLAYEY SAND W/ GRAVEL AND OCCASIONAL LARGE FRAGS OF WHITE LIMESTONE, STIFF TO VERY STIFF, CHARCOAL AND ORGANIC DEBRIS*						
		75					44/48							
		76												
		77												
		78					9/12	*MOIST BLUE GREY SANDY SILT, ML, TRACE GRAVEL LOW PLASTICITY STIFF TO VERY STIFF, CHARCOAL*						
		79												
		80					24/33	*AS ABOVE CHARCOAL IN SHOE*						
		81						*BOH AT 80.75 3/4" PIEZO INSTALLED PULLED CASING, CAVED TO 50' WATER IN BORING ABOVE 50' AS SEEN ON CLOTH TAPE. BENTONITE TO 45.5' BOTTOM OF PIEZO AT 45.5' SLOTTED TO 35.5 SAND TO 35.0' CAVED ABOVE*						
		82												
		83												
		84												
		85												
		86												
		87												
		88					18/30							
		89												

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PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-6**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/24/2021 6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6466.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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DEPTH (FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
1						*BORING LOCATED ON CENTERLINE OF MOUNTAIN ACCESS ROAD W/GRAVEL SURFACE. UPHILL ROAD CUTS EST. 3-7' HEIGHT. STEEP GRASSY SLOPES UPHILL AND DOWNHILL. SURFICIAL SOILS ON CUT SLOPES DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 1'-10'*
2												*2 MINUTES TO DRILL 0'-5'*
3												
4												
5	5			BH6-1 2" SS	83	*5.0'-6.5' MOIST, BROWN/LT BROWN GRAVELLY SILT/SILTY GRAVEL, HARD, ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC*			34			
6	7											*3 MINUTES TO DRILL 5'-10'*
7	11											*HARD DRILLING IN GRAVELS FROM 7'-8'*
8												
9												
10	6			BH6-2 2" SS	61	*10.0'-11.5' MOIST, LT BROWN/GRAY SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE GRAVEL FRAGMENTS, FILGC*			34			*MODERATE DRILLING WITH CONSTANT BIT GRINDING ON GRAVELS AND COBBLES FROM 10'-21'*
11	10											*4 MINUTES TO DRILL 10'-15'*
12	12											
13												
14												
15	12			BH6-3 2" SS	67	*15.0'-16.5' SAME AS ABOVE, TRACE SAND, LIMESTONE GRAVEL LODGED IN TIP OF SS*			47			
16	17											*5 MINUTES TO DRILL 15'-20'*
17	17											
18												
19												
20	17			BH6-4 2" SS	78	*20.0'-21.5' 0"-12" SAME AS ABOVE, DENSE, ANGULAR GRAY LIMESTONE AND MINOR YELLOW SANDSTONE GRAVELS, MEDIUM PLASTICITY SILT*			32			
21	15					*12"-14" MOIST, OLIVE GREEN SILTY CLAYEY GRAVEL WITH MINOR SAND*						
	11											

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22	11											
	6			BH6-4B 3" DM	83	22.0'–23.0' MOIST, OLIVE GREEN LEAN CLAY CHAOTICALLY MIXED WITH MINOR GRAY SILTY CLAY, STIFF TO VERY STIFF, MINOR COAL FRAGMENTS, PP>4.0 TSF, ORANGE OXIDATION STAINING IN TIP OF SS	33	15	15	108	18	MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 21'–25'
23	13	X										
24												4 MINUTES TO DRILL 20'–25'
25	3											
	5			BH6-5 2" SS	83	25.0'–26.5' MOIST, GRAY GRAVELLY SILTY CLAY WITH SAND, STIFF, MEDIUM PLASTICITY SILTY CLAY, PP=1–2 TSF, ANGULAR LIMESTONE AND SANDSTONE CLASTS, SANDSTONE CLAST WITH SHELL FOSSIL, ABUNDANT ORANGE OXIDATION STAINING THROUGHOUT			13			SMOOTH EASY DRILLING FROM 25'–30'
26	6											
27												2 MINUTES TO DRILL 25'–30'
28												BIT GRINDING FROM 28'–29'
29	7			BH6-5B 3" DM	83	28.5'–29.5' MOIST, BROWN SILTY CLAYEY/CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC			16			
	14											
30	14			BH6-6 2" SS	67	30.0'–31.5' MOIST, BROWN SILTY GRAVEL WITH SAND, VERY DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC, FROM 4"–8" GRAVEL WITH SILT AND SAND LENS, GRAVEL LODGED IN TIP OF SS			51			MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 30'–35'
31	23											5 MINUTES TO DRILL 30'–35'
	24											
32												
33	7											INCREASED BIT GRINDING FROM 33'–35'
	20	X		BH6-6B 3" DM	100	33.0'–34.0' MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, ANGULAR LIMESTONE, DOLOMITE, AND SANDSTONE GRAVELS			19			
34												
35	11											HARD DRILLING WITH CONSTANT BIT GRINDING 35'–45'
	18			BH6-7 2" SS	83	35.0'–36.5' TOP HALF–MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND BOTTOM HALF–MOIST BROWN SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE FRAGMENTS, FILGC			34			
36	16											GRINDING ON COBBLE/BOULDER FROM 39'–39.5' FOR 15 MIN W/ NO PROGRESS. MOVED BH 6' EAST (BH–6B) DRILLED TO 40.4 WHERE GRINDING ON BOULDER FOR 30 MINS W/ MINOR PROGRESS. MOVED BH 7' WEST (BH–6C/ MW) OF ORIGINAL BH
37												
38						MONITORING WELL DRY ON 6/28/2021						
39												
40	23											
	50			BH6-8C 3" DM	67	39.5'–40.5' 0"–3" PULVERIZED LIMESTONE GRAVEL/COBBLE 3"–8" MOIST, SILTY CLAYEY GRAVEL WITH COBBLES, VERY DENSE, FRACTURED GRAY SANDSTONE GRAVEL AT BOS			>50			
41												
42												
43												HARD DRILLING WITH CONSTANT BIT GRINDING 40'–45'
44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-6* PAGE: *3 OF 3*

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		44												
		45	11			BH6-9 2" SS	117	*45.0'–46.5' 0"–4" MOIST, OLIVE GREEN SANDY LEAN CLAY WITH MINOR GRAVEL, PP>4.0 TSF*			34			*EASY TO MODERATE DRILLING WITH OCCASIONAL BIT GRINDING FROM 45'–47.5'*
		46	20					*4"–21" MOIST, BROWN/GRAY/OLIVE GREEN CHAOTICALLY MIXED GRAVELLY LEAN CLAY/SILTY CLAY/SILT WITH SAND, HARD, PP>4.0 TSF, MINOR ORANGE OXIDATION STAINING, VERTICAL CONTACTS IN BOTTOM 6"*						
			17											
		47												*STIFF SMOOTH DRILLING FROM 47.5'–50'*
		48												
		49												*9 MINUTES TO DRILL 45'–50'*
		50	6					*50.0'–51.5' SAME AS ABOVE, TRACE GRAVELS, VERY STIFF, COAL*						
			12			BH6-10 2" SS	122	*FRAGMENTS IN BOTTOM 6"*			26			
		51	18											*EASY TO MODERATE DRILLING WITH INCREASING BIT GRINDING FROM 50'–55'*
		52												
			15					*52.0'–53.0' SAME AS ABOVE WITH GRAVELS, HARD, COAL FRAGMENTS*						
			50	X		BH6-11 3" DM	67	*THROUGHOUT, TOP PORTION OF SAMPLE IS SATURATED DUE TO SURFACE WATER INFILTRATION FOR THUNDERSTORM INTO DRILL STRING*	25	11	>50	121	15	
		53												
		54												
		55												
			9					*55.0'–56.3' SAME AS ABOVE WITH COAL FRAGMENTS*						
			16			BH6-12 2" SS	94				>50			
		56	50/4"											*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 55'–60'*
		57												
		58												*6 MINUTES TO DRILL 55'–60'*
		59												
		60	10					*60.0'–61.5' MOIST, GRAY SILTY SAND, DENSE, FINE SAND, FINE GRAVEL*						*INITIAL BORING CAVED TO 22' AFTER HSA REMOVAL*
			18			BH6-13 2" SS	89	*INTERVALS, COAL FRAGMENTS THROUGHOUT*			43			
		61	36											
		62												
			21			BH6-14 3" DM	55	*62.0'–62.9' SAME AS ABOVE, VERY DENSE*			>50			
			50/5"											
		63						*BOH = 62.9'*						
								MONITORING WELL CONSTRUCTION						
		64						*PIPE*						
								37.9 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–18.2', 20–SLOT SCREEN FROM 18.2'–38.2'						
		65						*BACKFILL*						
								BENTONITE– 0.5'–1.5', SPOILS– 1.5'–16.5', BENTONITE– 16.5'–17.5', SILICA SAND– 17.5'–40', BENTONITE– 40'–49', SPOILS– 49'–62.9'						
		66												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-7**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6459.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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DEPTH (FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
0						*BORING LOCATED ON UPHILL/SOUTH EDGE OF MOUNTAIN ACCESS ROAD. EXCAVATED CUT SLOPES ABOVE, MINOR FILLS DOWNSLOPE SIDE. GRAVEL WITH SAND ROADWAY G.S. STEEP GRASSY SLOPES BOTH UP AND DOWN SLOPES. EXPOSED SOILS IN CUTS ARE DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*MODERATE TO HARD DRILLING WITH CONSTANT BIT GRINDING FROM 1'–9'*
4	6			BH7-1 2" SS	89	*4.0'–5.5' MOIST, BROWN AND DK BROWN CLAYEY GRAVEL WITH TRACE SAND, FRACTURED AND ANGULAR GRAVELS, FILGC, MEDIUM DENSE TO DENSE, 4" FRACTURED LIMESTONE COBBLE AT BOS. WATERLINE FILL OF NATIVE SOILS*			30			
5	5											*GRINDING ON COBBLE/BOULDER FROM 5.5'–6.5'*
	11											
9	4			BH7-2 2" SS	78	*9.0'–10.5' MOIST BROWN SILTY GRAVEL WITH TRACE SAND, FRACTURED AND ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC, MEDIUM DENSE, MINOR ORANGE OXIDATION STAINING THROUGHOUT, PULVERIZED LIMESTONE GRAVEL/COBBLE IN TOP 2"*			29			*15 MINUTES TO DRILL 4'–9'*
10	8											
	11											*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 9'–19'*
14	5			BH7-3 2" SS	67	*14.0'–15.5' SAME AS ABOVE*			29			*3 MINUTES TO DRILL 9'–14'*
15	9											
	12											*3 MINUTES TO DRILL 14'–19'*
19	7			BH7-4 3" DM	100	*19.0'–20.5' CHAOTICALLY MIXED BROWN/DK BROWN SANDY LEAN CLAY AND GRAY SILTY CLAY WITH MINOR GRAVEL, VERY STIFF, ORANGE OXIDATION STAINING THROUGHOUT, PP>4.0 TSF*	25	14	18	117	14	
20	14	X										
21												

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CLIENT: **SNOW KING MOUNTAIN RESORT**
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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-7* PAGE: *2 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 19'–23'*
		23												*GRINDING ON COBBLE FROM 22'–23'*
		24	4											
			7			BH7-5 2" SS	117	*24.0'–25.5' MOIST, BROWN/DK BROWN LEAN CLAY WITH SAND, MINOR GRAVELS, VERY STIFF, MINOR WHITE CALCAREOUS STRINGERS THROUGHOUT, PP=2–3 TSF*			19			*10 MINUTES TO DRILL 19'–24'*
		25	9											
			10											*SMOOTH EASY DRILLING FROM 23'–28'*
		26	17	X		BH7-6 3" DM	100	*25.5'–26.5' MOIST BROWN LEAN CLAY WITH SAND, PP=3–4 TSF, COARSE GRAVEL FRAGMENTS COMPLETELY WEATHERED INTO SAND TO FINE GRAVEL SIZED FRAGMENTS*	35	17	21	101	22	
		27												
		28												
		29	19											*EASY TO MODERATE DRILLING WITH CONSTANT BIT GRINDING FROM 28'–44'*
			28			BH7-7 2" SS	67	*29.0'–30.5' MOIST, BROWN SILTY GRAVEL WITH TRACE SAND, ABUNDANT FRACTURED GRAY LIMESTONE AND SANDSTONE GRAVELS, FILGC, VERY DENSE, ORANGE OXIDATION STAINING IN BOTTOM 6", GRAVEL LODGED IN TIP OF SS*			59			
		30	26											*5 MINUTES TO DRILL 29'–34'*
		31												
		32												
		33												
		34	15											
			23			BH7-8 2" SS	89	*34.0'–35.5' SAME AS ABOVE, NO OXIDATION STAINING, GRAY SANDY SILT LENS FROM 5"–7", GRAVEL LODGED IN TIP OF SS*			63			
		35	39											*4 MINUTES TO DRILL 34'–39'*
		36												
		37												
		38												
		39	17											
			50/5"			BH7-9 2" SS	91	*39.0'–39.9' SAME AS ABOVE, GRAY SANDSTONE GRAVEL LODGED IN TIP OF SS*			>50			
		40												*6 MINUTES TO DRILL 39'–44'*
		41												
		42												
		43												
		44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-7* PAGE: *3 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44	16					*44.0'–45.3' SAME AS ABOVE*						
		45	17			BH7-10 2" SS	69				>50			*HARD DRILLING WITH CONSTANT BIT GRINDING FROM 44'–56.5'*
			50/4"											
		46						*GROUNDWATER MEASURED AT 46.35' ON 6/28/2021*						
		47												*GRINDING ON COBBLE/BOULDER FROM 47'–48'*
		48												*20 MINUTES TO DRILL 44'–49'*
		49	17					*49.0'–50.3' SATURATED FROM 0"–4", MOIST FROM 4"–12", BROWN*						
			36			BH7-11 2" SS	75	*CLAYEY GRAVEL, VERY DENSE, PULVERIZED GRAY SANDSTONE COBBLE*			>50			
		50	50/4"					*FROM 5"–11", FILGC*						*GRINDING ON BOULDER FROM 50'–51.5'*
		51												*24 MINTUES TO DRILL 49'–54'*
		52												
		53												
		54	17					*54.0'–55.5' 0"–3" SATURATED SAND AND GRAVEL HEAVE*						
			36			BH7-12 2" SS	78	*3"–14" CHAOTICALLY MIXED MOIST, GRAY AND BROWN SILTY CLAYEY*			61			
		55	39					*GRAVEL, FRACTURED AND ANGULAR GRAVELS, VERY DENSE, FILGC, TIP OF SS IS SATURATED*						
		56												
		57												*MODERATE SMOOTH DRILLING FROM 56.5'–59'*
		58												
		59	11					*59.0'–60.0' SATURATED TO MOIST, GRAY/DK GRAY SANDY LEAN CLAY,*						
			30			BH7-13 3" DM	75	*VERY STIFF, MOIST CLAY PP>4.0 TSF, CHAOTIC BLACK COAL FRAGMENTS IN BOS*	29	15	21	114	18	
		60						*BOH = 60.0'*						
		61						*MONITORING WELL CONSTRUCTION*						
								PIPE						
		62						*59.4 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–39.5', 20–SLOT SCREEN FROM 39.5'–59.5'*						
								BACKFILL						
		63						*BENTONITE– 0.5'–1.5', SPOILS– 1.5'–34.5', BENTONITE– 34.5'–37', SILICA SAND– 37'–59.5', BENTONITE– 59.5'–60'*						
		64												
		65												
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: Southwest of center of tank

TEST PIT: TP- 1

Approximate Pit Dimensions (feet): Length: 40 Width: 15 Depth: 31.5

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6740' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① Clayey GRAVEL and COBBLE: Slightly moist to moist, dark brown, loose to medium dense, ~40% sandy clay is moderately plastic, ~60% angular gravel and cobbles up to 6" diameter, some silt, grades into below over 10" [COLLUVIUM]

② Silty sandy GRAVEL with clay and cobbles: Slightly moist, yellow tan, very slightly plastic, medium dense, few clasts up to 12" diameter, limestone clasts angular to subangular, grades into below [COLLUVIUM]

③ GRAVEL and COBBLE: Dry to slightly moist, reddish gray, fractures/voids lined with calcium carbonate, abundant voids, very loose, limestone, follows topography, consistently overlies olive sandy layer below, calcium carbonate mineralization on clasts, abundant raveling, bottom contact ~35-45 degrees [TALUS]

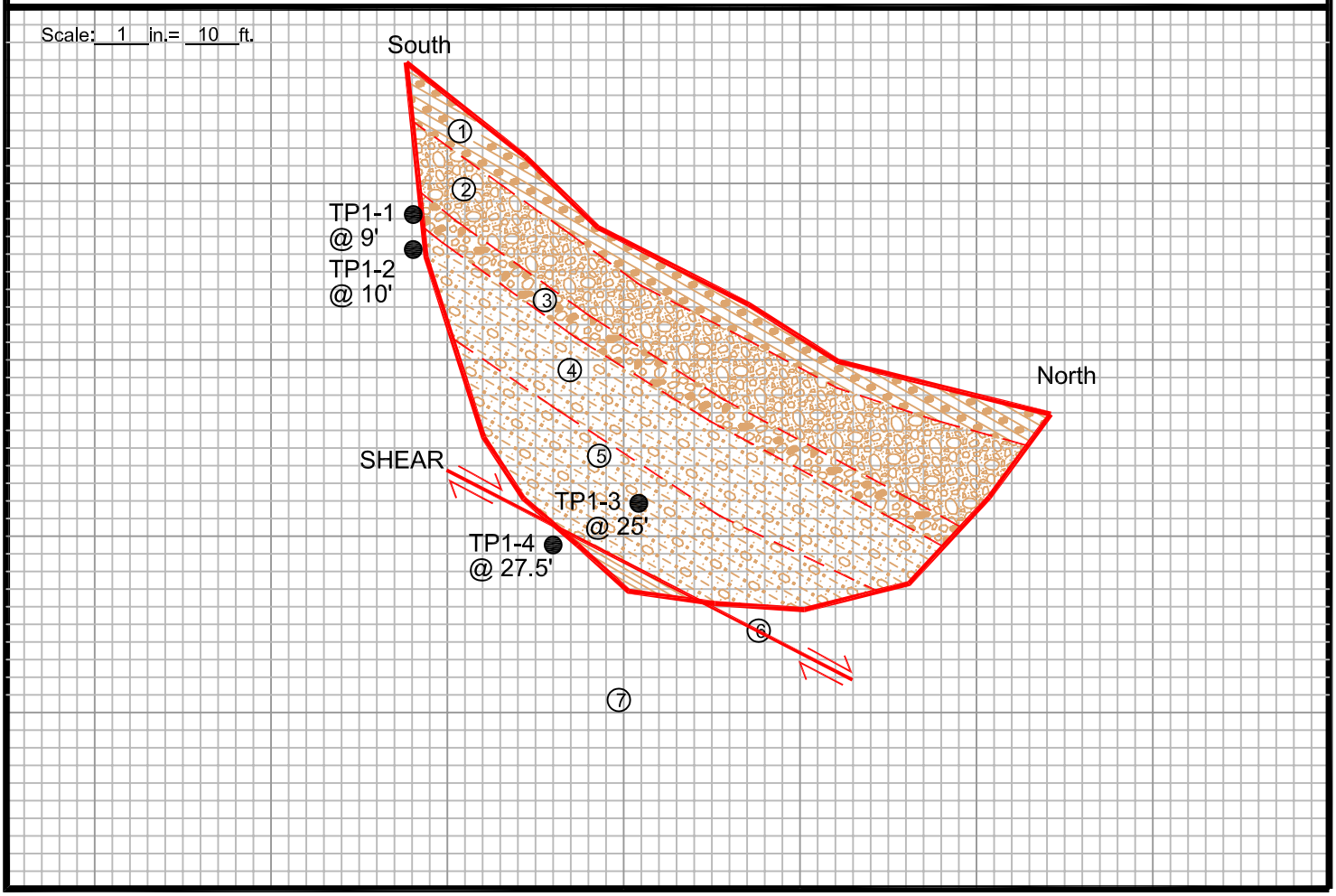
④ Sandy CLAY with gravel and cobble: Slightly moist, olive green, stiff to very stiff, moderately to highly plastic, abundant polished surfaces, irregularly follows silty sandy gravel, cobbles and boulders below contact with material below, varies, ~20% sand, ~15% gravel, ~15% cobble, ~50% sand [LANDSLIDE DEBRIS]

⑤ CLAY and sandy silty GRAVEL and COBBLE: Yellow tan to gray green, intervals of claye and sandy silty gravel and cobbles, few boulders, multiple irregular planar (~bedding) surfaces, angular to subangular boulders up to 2' diameter (mostly limestone), medium dense/very stiff, combination of the olive green sandy clay and the yellow tan silty sandy gravel with clay and cobbles, little consistency with shear orientations, abundant limestone fragments, very irregular contacts [LANDSLIDE DEBRIS]

⑥ CLAY: Pale blue gray, up to 1" thick, soft, moderately plastic, slickensided, dip 30° north [SHEAR ZONE]

⑦ CLAY with sand: Moist, gray, massive, heavily sheared, abundant polished surfaces, highly plastic, darker irregular beds throughout, wavy sheared zone, lots of slickensided surfaces, few coal beds, stiff [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled with spoils. Underlain by stony sandy clay.
Note: Soil Classifications (USCS) based on field descriptions



PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: ~20' northwest of northeast BH-3 (NE 2009)

TEST PIT: TP- 2

Approximate Pit Dimensions (feet): Length: 16 Width: 15 Depth: 12.6

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6711' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

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• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.6ft Clayey sandy GRAVEL and COBBLES: Moist to very moist, medium to dark brown, abundant organics, moderately plastic, angular clasts up to 6" diameter, massive, medium dense [FILL]

② 1.6-2.6ft Sandy CLAY with gravel and cobble: Very moist, dark gray, medium stiff, massive, ~60% clay, ~40% gravel and cobbles up to 6" diameter [TOPSOIL]

③ 2.6-4.8ft Clayey sandy GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

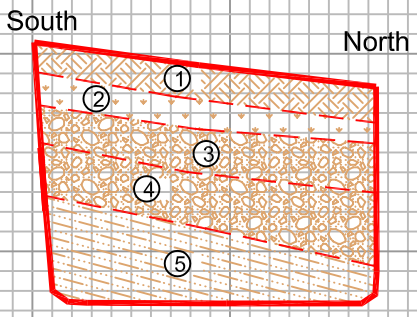
④ 4.8-7.0ft Clayey SAND and GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

⑤ 7.0-12.6ft Sandy CLAY: Moist, green, slightly mottled yellow brown, very stiff, massive, abundant angular to subangular limestone clasts to 1' diameter (most up to 2" diameter) [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.



PROJECT: Town of Jackson, Snow King Water Tank

TEST PIT: TP- 3

PIT LOCATION: ~25' east of northeast BH-1 (NE 2009)

Approximate Pit Dimensions (feet): Length: 15 Width: 15 Depth: 11.0

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6762' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.2ft Silty CLAY with gravel: Moist to very moist, dark brown to blackish brown, abundant organics, highly plastic, soft [TOPSOIL]

② 1.2-3.5ft Gravelly silty CLAY: Buff yellow tan, stiff, ~25-35% gravel to 3" diameter [COLLUVIUM]

③ 3.5-5.0ft Silty CLAY: Moist, greenish brown with yellow mottling, very stiff [LANDSLIDE DEBRIS]

④ 5.0-6.0ft Gravelly silty CLAY: Moist, yellow tan (buff), stiff to very stiff [LANDSLIDE DEBRIS]

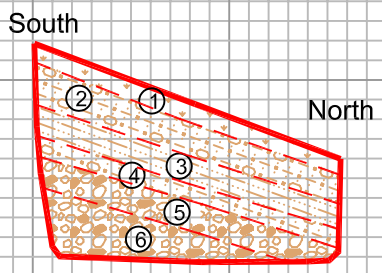
⑤ 6.0-7.5ft Rubble zone: Loose, white precipitates [TALUS]

⑥ 7.5-11.0ft Silty clayey GRAVEL and COBBLE: Yellow brown to red brown, dense, 50-60% clasts up to 8" diameter, oversize [TALUS]

Note: No groundwater observed. Hole standing OK. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.





GEOPHYSICAL EVALUATION

SNOW KING

Jackson, Wyoming

PREPARED FOR:

Colter Lane, P.E.
Jorgensen Geotechnical
1315 Highway 89 South, Suite 201
Jackson, Wyoming 83002

PREPARED BY:

Atlas Technical Consultants LLC
358 South 700 East, Suite B518
Salt Lake City, Utah 84102

January 2, 2024

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January 2, 2024

Atlas No. 11143

MR. COLTER LANE, P.E.
JORGENSEN GEOTECHNICAL
1315 HIGHWAY 89 SOUTH, SUITE 201
JACKSON, WYOMING 83002

Subject: Geophysical Evaluation
Snow King
Jackson, Wyoming

Dear Mr. Lane:

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming. The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

We appreciate the opportunity to be of service on this project. Should you have any questions, please contact the undersigned at (310) 951-1993.

Respectfully submitted,
Atlas Technical Consultants LLC

Stephan A. Callas
Project Geophysicist

Patrick F. Lehrmann, P.G., P.Gp.
Principal Geologist/Geophysicist

SAC:ERC:PFL:ds

Distribution: Mr. Colter Lane at CLane@JorgEng.com

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Figure 5b MASW Profile (ML-2)

1. INTRODUCTION

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming (Figure 1). The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

2. SCOPE OF SERVICES

Our scope of services included:

- Performance of two one-dimensional (1-D) ReMi profiles (RL-1 & RL-2).
- Performance of two 2-D MASW profiles (ML-1 & ML-2).
- Compilation and geophysical analysis of the collected data.
- Preparation of this illustrated report presenting our methodology and findings.

3. SITE AND PROJECT DESCRIPTION

The project site is generally located just southeast of the Snow King Mountain Resort in Jackson, Wyoming (Figure 1). Specifically, the study area is located on the south side of Snow King Loop Road. The locations of the seismic traverses were generally selected by a representative of your office and adjusted when necessary to account for surface conditions. The study area was composed of two graded lots with an access road separating the two lots. The seismic traverses were performed over relatively flat terrain on the east and west sides of the access road. The surface of the site was generally covered with soil, gravel and seasonal vegetation. Additionally, several surface obstructions including construction materials, a firewood pile, snow grooming equipment, vehicles, and temporary fencing were located within the study area boundaries. Figure 2 depicts the approximate locations of the seismic traverses while Figure 3 depicts the general site conditions.

4. STUDY METHODOLOGY

As previously indicated, our evaluation included the performance of two ReMi and two MASW transects. The following sections detail the methods and instrumentations used.

4.1 ReMi

The ReMi technique uses recorded surface waves (specifically Rayleigh waves) that are contained in background noise to develop a shear-wave velocity profile of the study area down to a depth, in this case, of approximately 100 feet. The depth of exploration is dependent on the length of the line and the frequency content of the background noise. The results of the ReMi

method are displayed as a one-dimensional profile which represents the average condition across the length of the line. The ReMi method does not require an increase of material velocity with depth; therefore, low velocity zones (velocity inversions) are detectable with ReMi.

Our ReMi evaluation included the use of a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. Geophones were spaced 10 feet apart for a total line length of 230 feet for each line. A total of 22 records, each 32 seconds in duration, were recorded at each location, while 10 records utilized passive data collection of ambient ground vibration noise and 12 utilized an active source. The active source data gathers included generating a seismic signal at both ends of the seismic spread, approximately 10 or 30 feet off the ends of the geophone array. Six active source files were collected at each end of the line. The recorded data was then downloaded to a field computer for post-processing. The data was later processed using Surface Plus 9.1 - Advanced Surface Wave Processing Software (Geogiga Technology Corp., 2020), which uses the refraction microtremor method (Louie, 2001), and other surface wave analysis methods. The program generates phase-velocity dispersion curves for each record and provides an interactive dispersion modeling tool to determine the best fitting model. The result is a one-dimensional shear-wave velocity model of the site with roughly 85 to 95 percent accuracy (Louie, 2001). For situations in which the shear wave velocity values are close to the limit between site class boundary values, Geotechnical consultants should consider the site's subsurface geologic stratigraphy and structure, soil mechanics, and ReMi evaluation results when assessing seismic site classification. Figures 2 and 3 depict the general site conditions in the study area.

4.2 MASW

Surface waves (specifically Rayleigh waves) were recorded along lines ML-1 and ML-2 in order to provide S-wave velocity information for portions of the site (Figure 2). The surface waves were generated by a hammer and plate (shot) and recorded using a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. The geophones were coupled to the ground surface using a Geostuff Landstreamer with geophones stationed 4 feet apart and shots conducted off the end of the lines. Prior to the collection of surface wave data, near and far field effects were evaluated for several shot offset distances. The results indicated that an offset shot of 16 feet off the end of the line was optimal for our evaluation.

Three records, each one second long, were recorded at each shot location. After each shot location, the shot location and geophones were moved an integer multiple of the geophone spacing longitudinally along the profile direction and the line was reshot. The number of shots, spread length, and start and end stations are presented in Table 1.

Table 1: MASW Array Geometry

Line No.	No. of Shots	Total Spread Length (feet)	Profile Length/Start and End Stations (feet)
ML-1	21	252	160/(0-160)
ML-2	25	284	192/(0-192)

The recorded MASW data was processed using SurfSeis® (Kansas Geological Survey, 2019), a MASW software program. One dimensional (1-D) shear-wave (S-wave) velocity (Vs) profiles were generated for each shot location, which correspond to the middle of the geophone array. A two-dimensional color gradient model was then created from the 1-D models using the SurfSeis® interpolation scheme. It should be emphasized that the 2-D profile represents the area between the midpoint of the first shot location and the midpoint of the last shot location. The actual model section length and start and end stations for the sections are also listed in Table 1.

5. RESULTS AND CONCLUSIONS

As previously indicated, our evaluation consisted of performing two 1-D ReMi profiles (RL-1 & RL-2) and two 2-D MASW profiles (ML-1 & ML-2) at the project site. Figures 4a and 4b present the ReMi results for RL-1 and RL-2, respectively. Figures 5a and 5b present the MASW results for ML-1 and ML-2, respectively. The analysis of each is detailed below.

5.1 ReMi

The purpose of our ReMi evaluations were to develop shear-wave velocity profiles to be used for design and construction parameters at the project site. Table 2 and Figures 4a and 4b present the results from our ReMi evaluations. It should be noted that the ReMi results represent the average condition across the length of the line. When the 1-D ReMi surface wave velocity results (analogous to shear wave) show an IBC Vs100 velocity value that is close to the "border line" boundary between IBC Site Classes, the project geotechnical consultant of record should be consulted. The geotechnical consultant of record should also consider other existing available site information and whether obtaining additional new geotechnical evaluation data such as boreholes, surface to downhole seismic (ASTM D7400), crosshole seismic (ASTM D4428), and/or additional 1-D ReMi data collections would be needed concerning the site's subsurface geologic stratigraphy and structure, soil mechanics and soil modulus, along with the initial 1-D ReMi evaluation results when assessing the "borderline" IBC Vs100 Seismic Site Class.

Table 2: ReMi Results

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-1 (NW-SE)	0-6	618	Vs100' = 1,320 ft/s	C
	6-14	1170		
	14-25	1494		
	25-35	1435		
	35-69	1152		
	69-100	2010		

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-2 (W-E)	0-9	390	Vs100' = 1,201 ft/s	C
	9-14	799		
	14-25	1361		
	25-69	1446		
	69-100	2052		

5.2 MASW

Two MASW traverses were conducted as part of our study. Figures 5a and 5b present the S-wave velocity models generated from our analysis of lines ML-1 and ML-2, respectively. Based on the results, it appears that the project site is generally underlain by low-velocity materials in the near-surface and higher velocity materials at depth. Distinct vertical and lateral velocity variations are evident within the models. Specifically, ML-1 appears to contain pockets of low and high velocity materials in the near surface, possibly related to reported landslide deposits. At depth, ML-1 displays a high velocity contact that spans the length of the profile from northwest to southeast. This high velocity contact is generally contained towards the bottom of the profile; however, protrudes closer to the surface between 90 and 120 feet along the x-axis. This high velocity material may represent bedrock contacts. ML-2 displays slightly more homogenous material in the near surface compared to ML-1. At depth, ML-2 displays a moderately high velocity contact that spans the length of the profile from west to east. This moderately high velocity contact is generally contained within 20 and 50 feet below ground surface and may represent weathered bedrock contacts. It should be noted that there were several underground utilities present in the vicinity of ML-1, and possibly ML-2, which could be affecting the results from our evaluation. As a general rule of thumb, the S-wave velocity of a given material might be between approximately 0.4 to 0.6 of the P-wave velocity, depending on the soil/rock type and condition.

6. LIMITATIONS

The field evaluation and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, express or implied, is made regarding the conclusions and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be present. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation will be performed upon request.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Atlas should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

7. SELECTED REFERENCES

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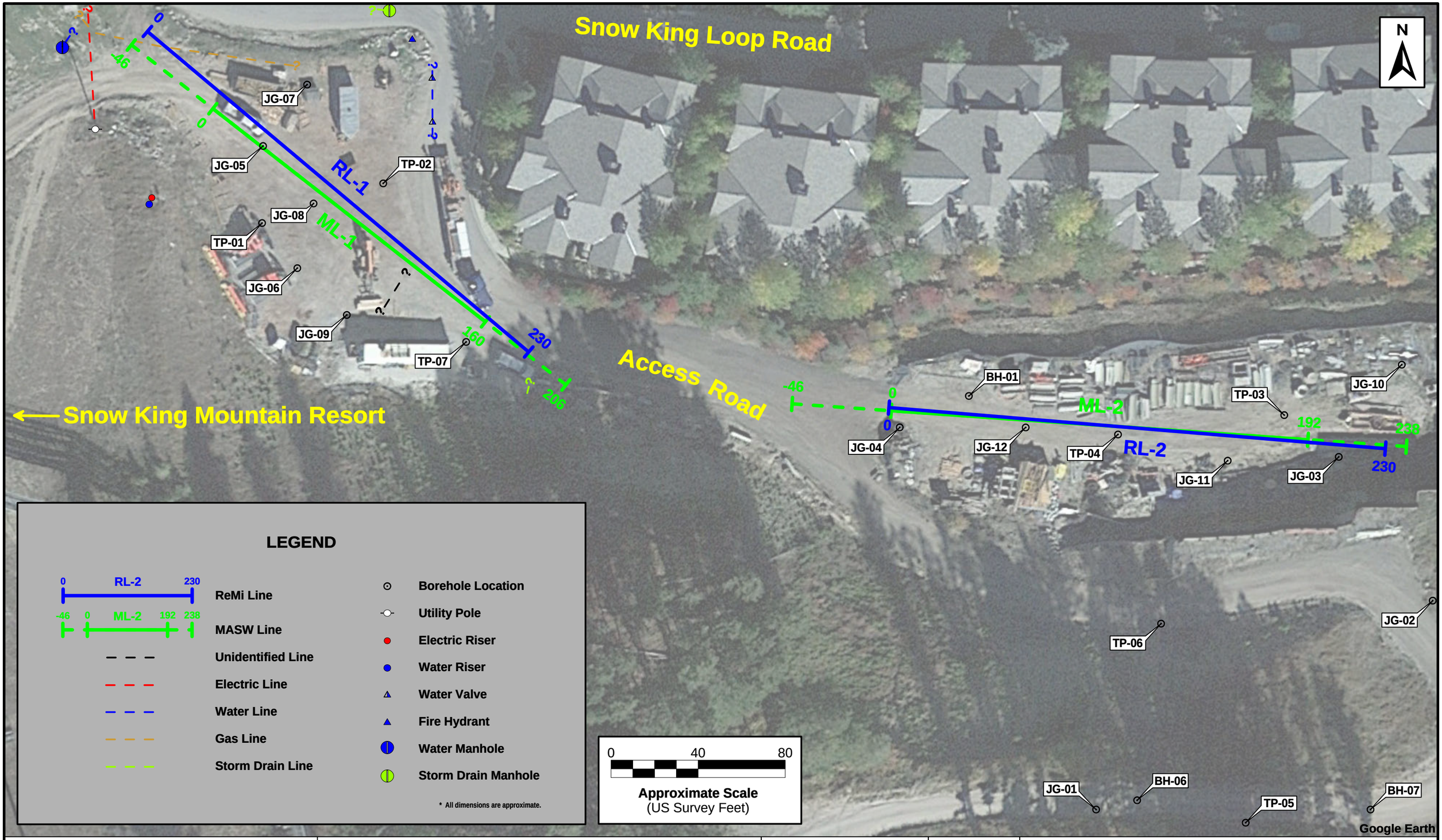
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ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 1	**SITE LOCATION MAP**



LEGEND

- RL-2 (0 – 230): ReMi Line
- ML-2 (-46, 0, 192, 238): MASW Line
- Unidentified Line
- Electric Line
- Water Line
- Gas Line
- Storm Drain Line
- Borehole Location
- Utility Pole
- Electric Riser
- Water Riser
- Water Valve
- Fire Hydrant
- Water Manhole
- Storm Drain Manhole

* All dimensions are approximate.

0 40 80

Approximate Scale
(US Survey Feet)

ATLAS

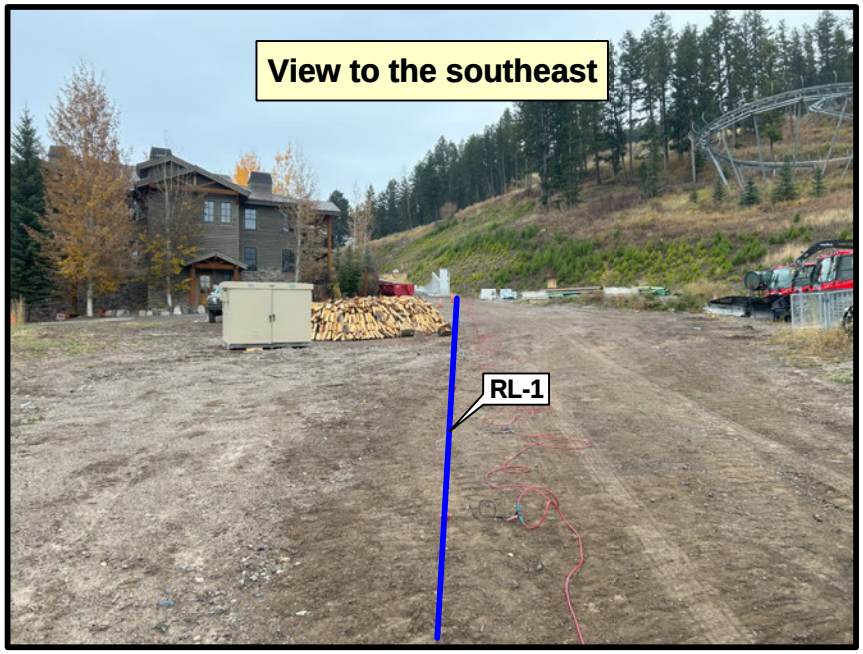
Snow King
Jackson, Wyoming

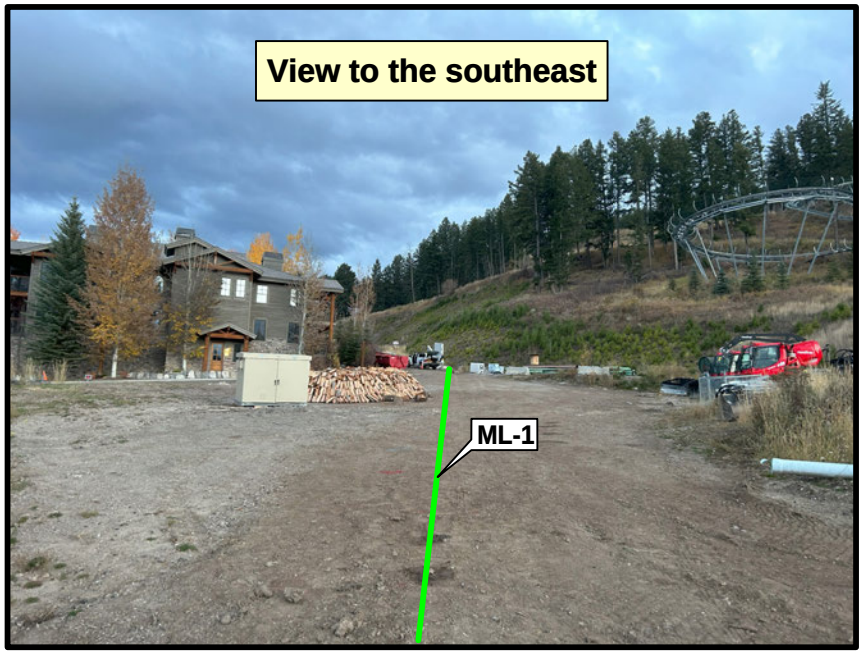
Project No.: 11143

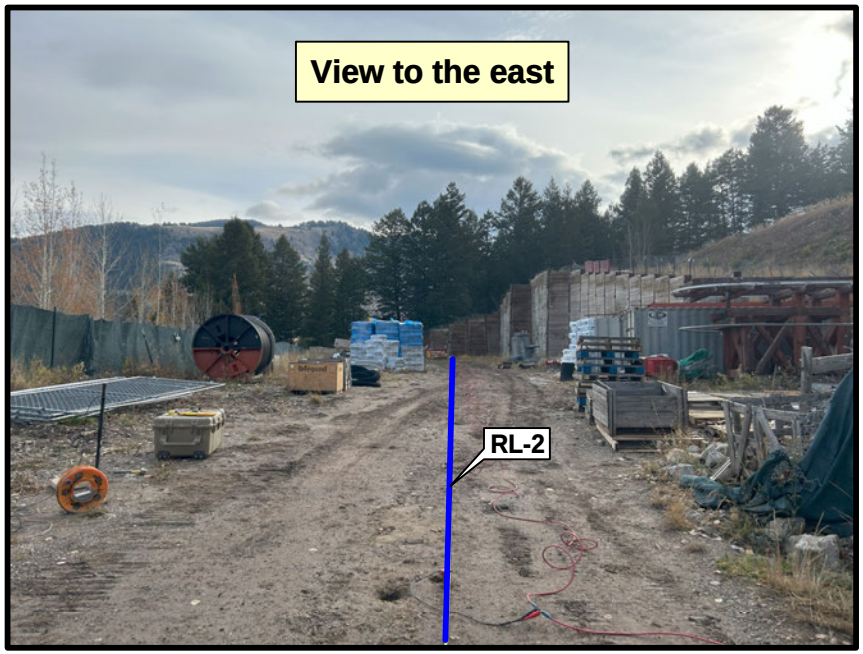
Date: 01/23

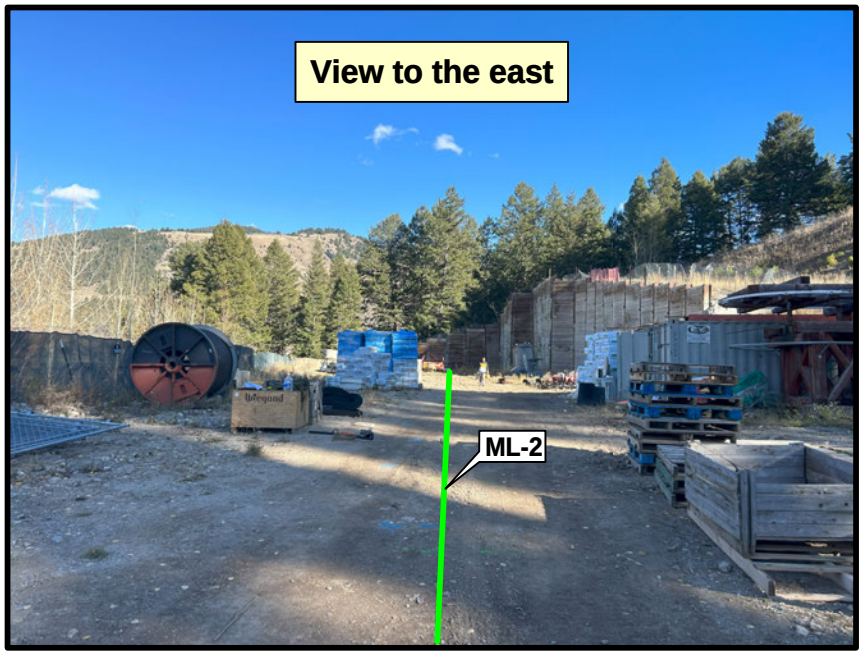
Figure 2

LINE LOCATION MAP



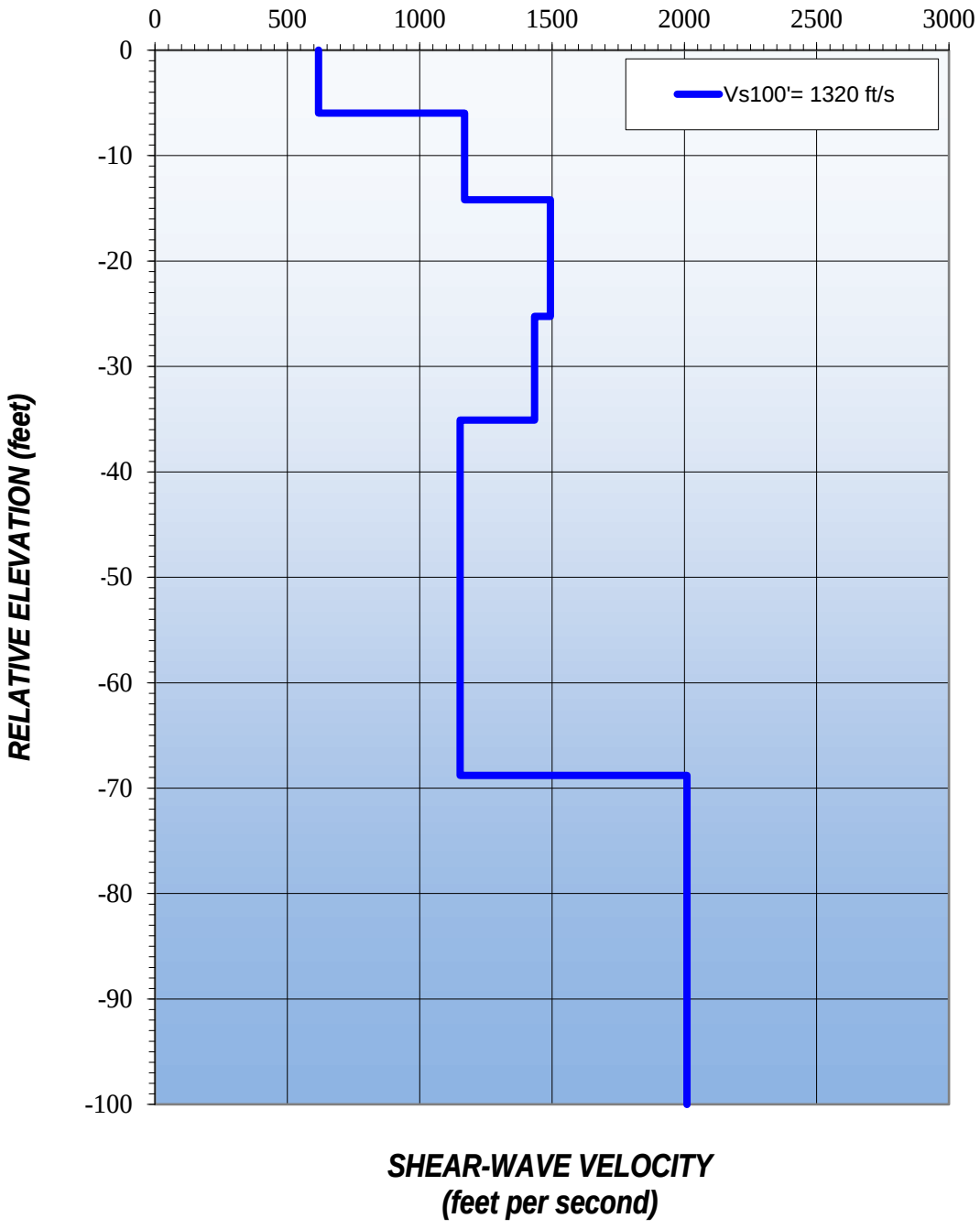




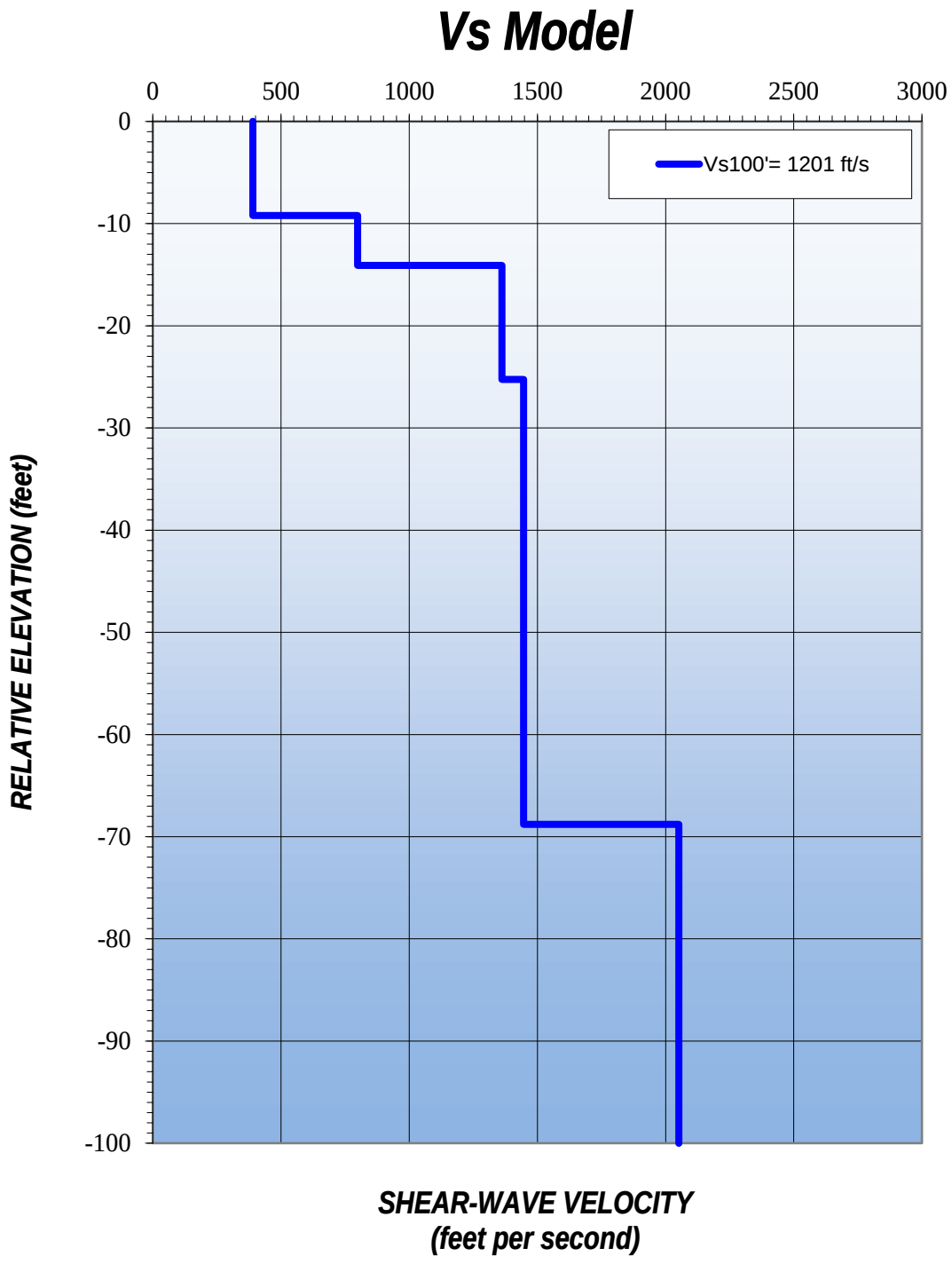


ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 3	**SITE PHOTOGRAPHS**

Vs Model



ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4a	**ReMi RESULTS** **RL-1**



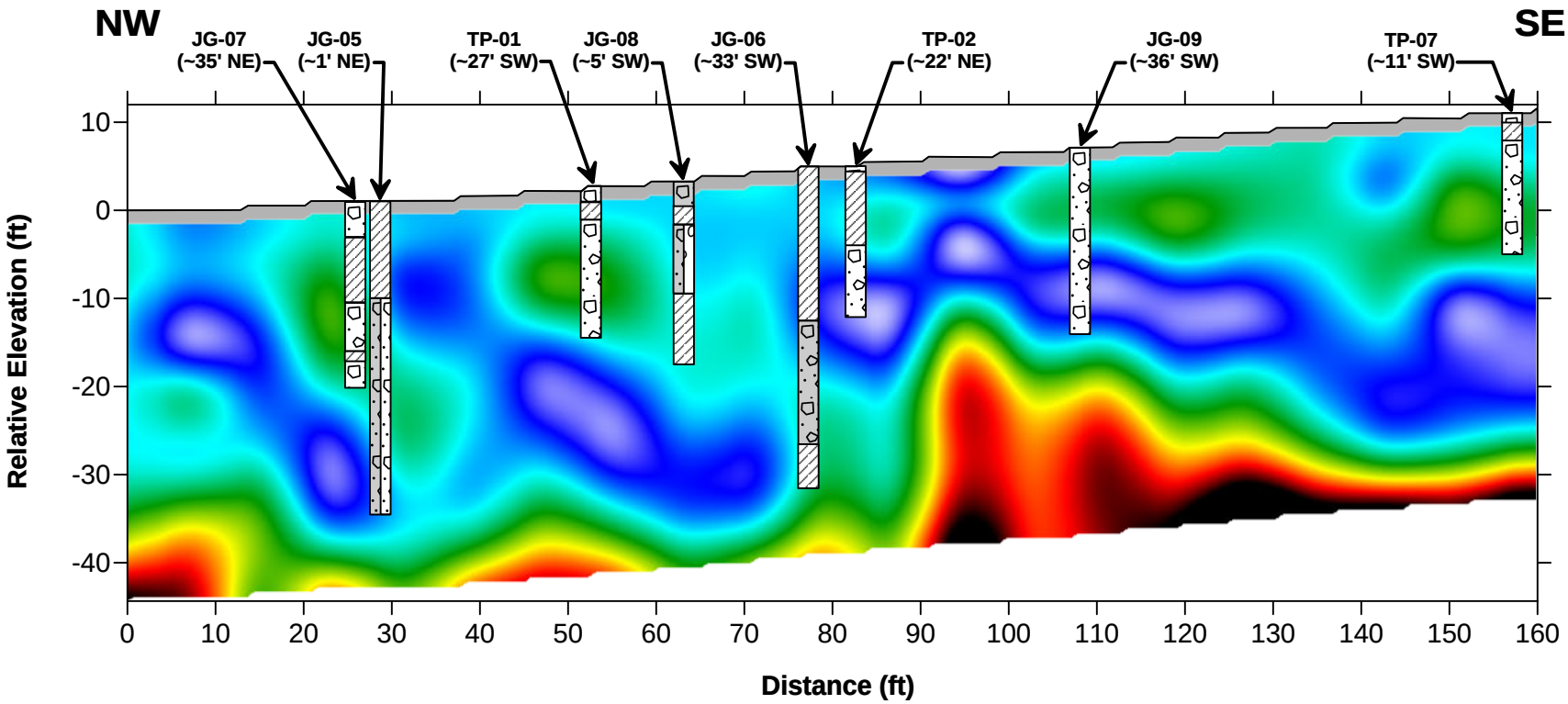
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4b	**ReMi RESULTS** **RL-2**

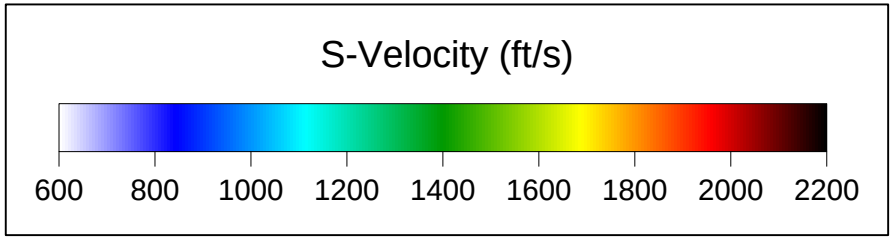
MASW PROFILE
ML-1

LEGEND

CL GM
GP GC

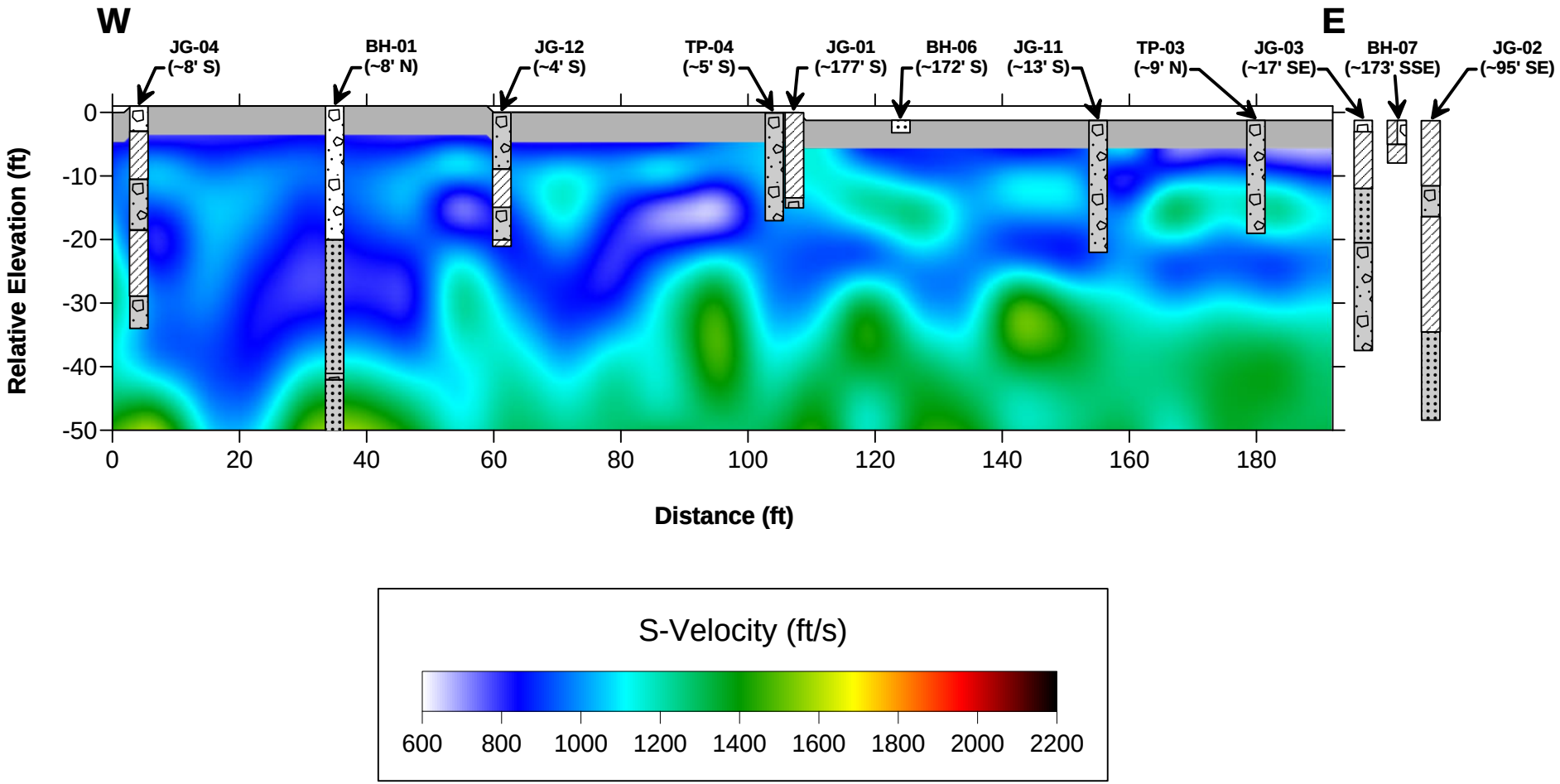
* All dimensions are approximate.
* Borehole data provided by Jorgensen.





ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5a	**MASW PROFILE ML-1**

MASW PROFILE
ML-2



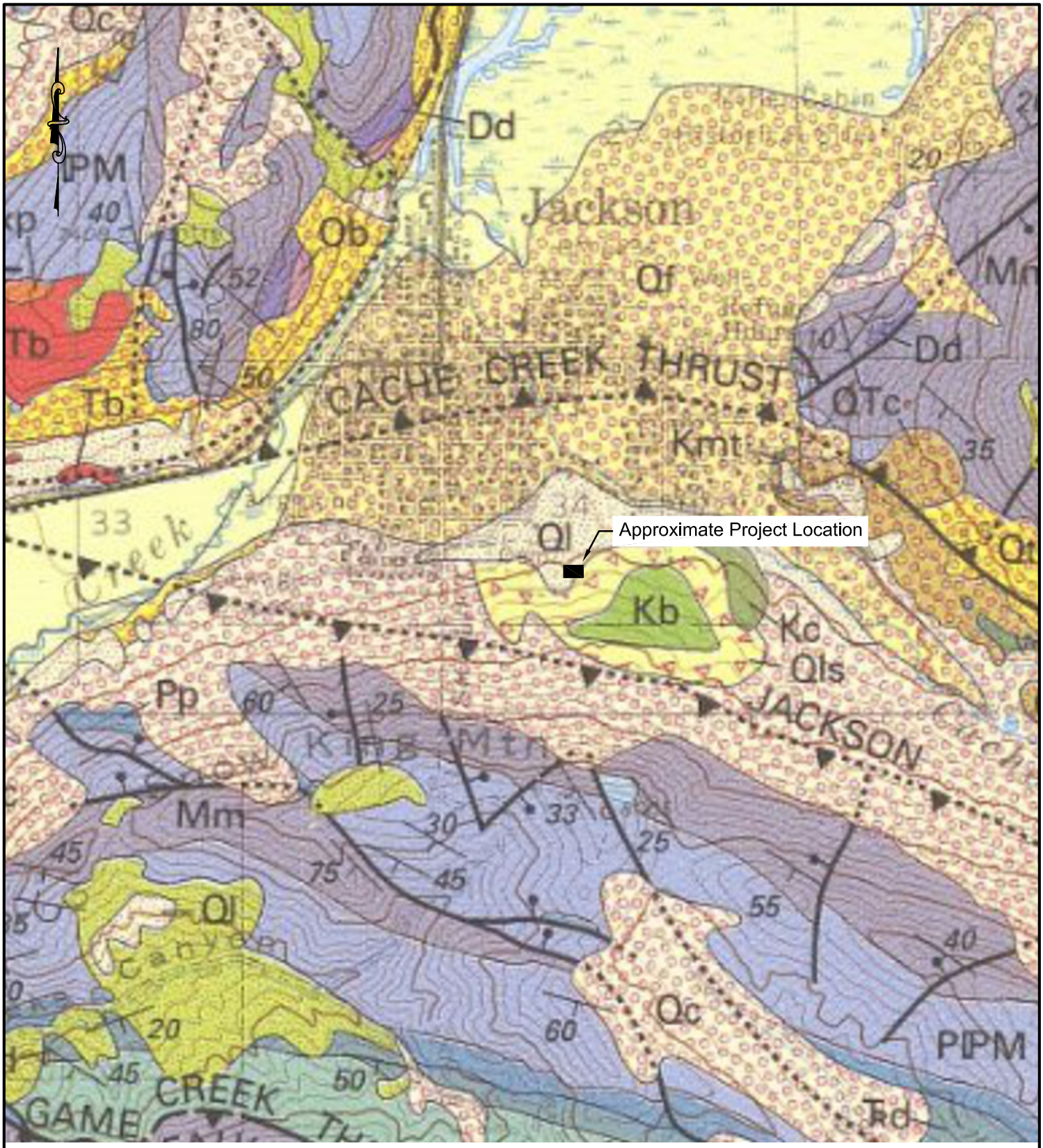
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5b	**MASW PROFILE** **ML-2**

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APPENDIX B

Figures



0 2000 4000

SCALE: 1 INCH = 2000 FEET

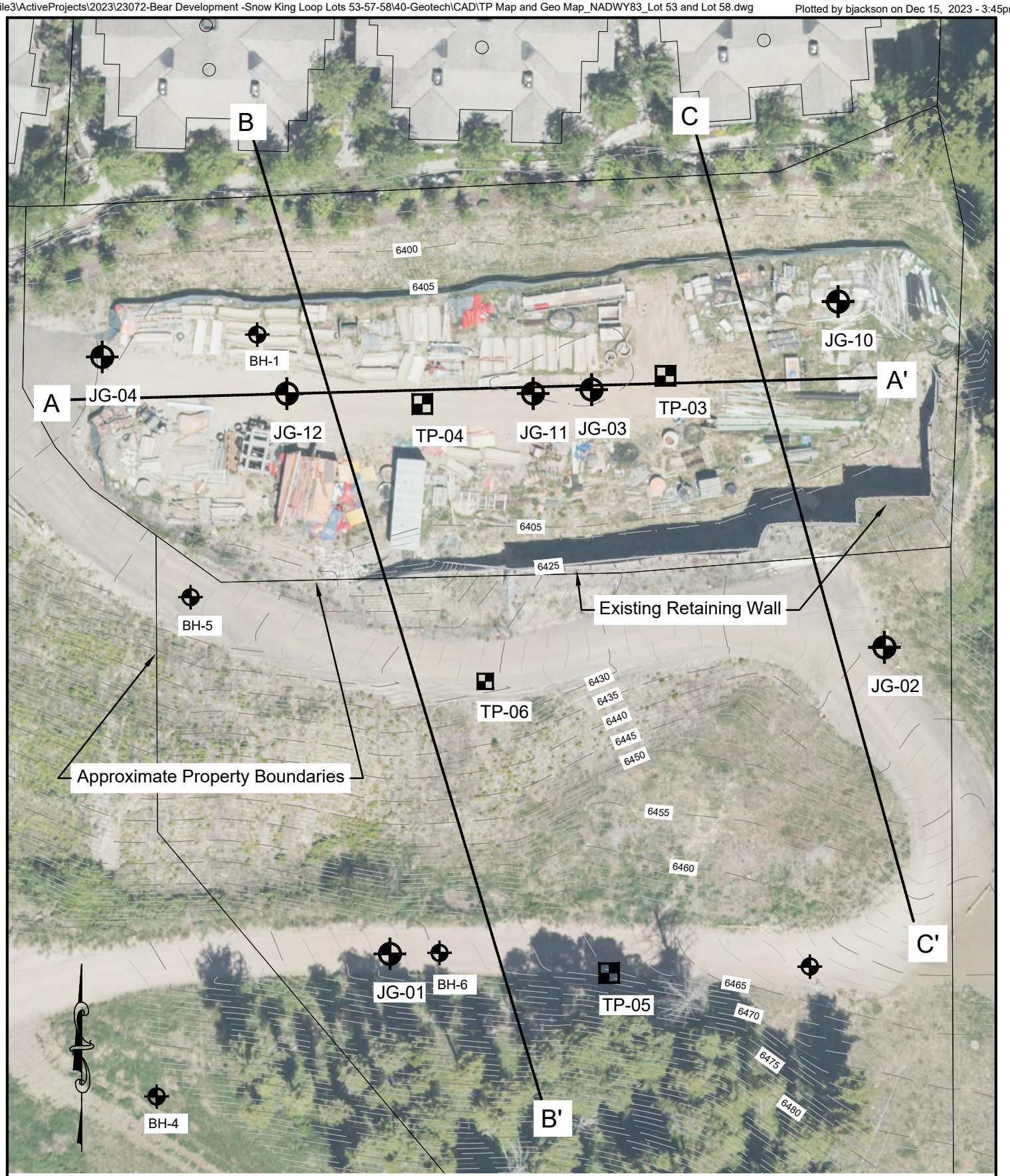
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Map symbols:

Ql - Loess
Qls - Landslide Debris
Kb - Bacon Ridge Sandstone (Upper Cretaceous)

From Love et. al, Geologic Map of Grand Teton National Park, 1992

DRAFTED BY: JBJ REVIEWED BY: HC PROJECT NUMBER 23072	SHEET TITLE: Figure 1 Site Location and Geologic Map	PROJECT TITLE: Geotechincal-Engineering Report Bear Development - Lot 53 and Lot 58 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC PO Box 9550 | 1315 HWY 89 S., Ste. 201 Jackson, WY 83002 PH: 307.733.5150 www.jorgeng.com



0 40 80

SCALE: 1 INCH = 40 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Borehole (JG-XX), Historic Nelson Engineering Borehole (BH-X), and test pit (TP-XX) locations are approximate and may be surveyed upon request. Existing ground surface topography provided by Jorgensen Associates, taken from topographiuc survey completed November 1, 2023. Aerial imagery provided by Teton County, 2019.

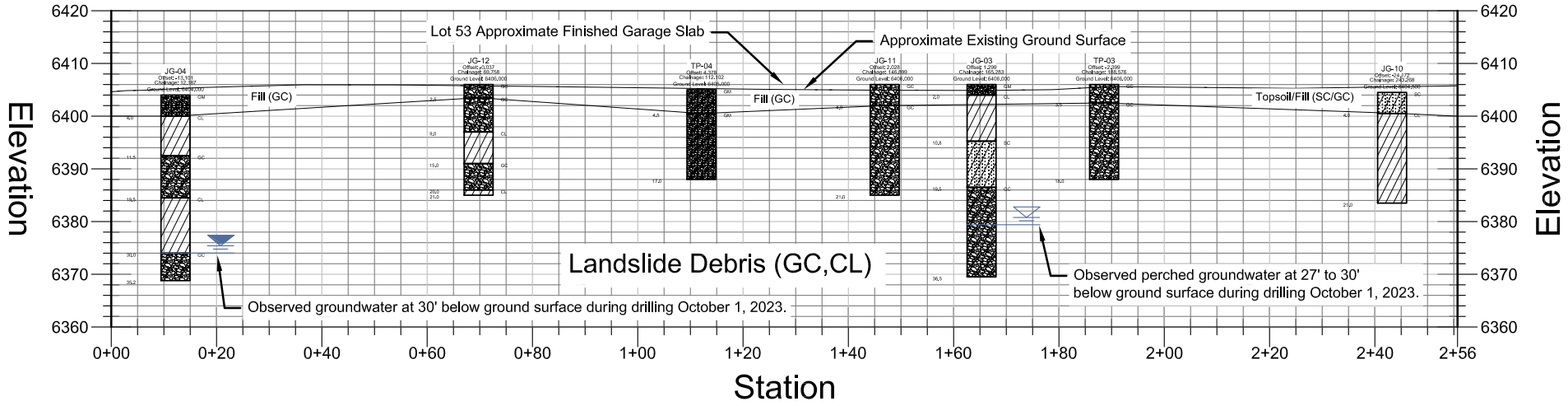
DRAFTED BY:	JBJ
REVIEWED BY:	HC
PROJECT NUMBER	23072

SHEET TITLE:
Figure 2
Borehole, Test Pit and Geologic Cross Section Location Map

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 53 and Lot 58
Teton County, Wyoming

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Cross section A-A'

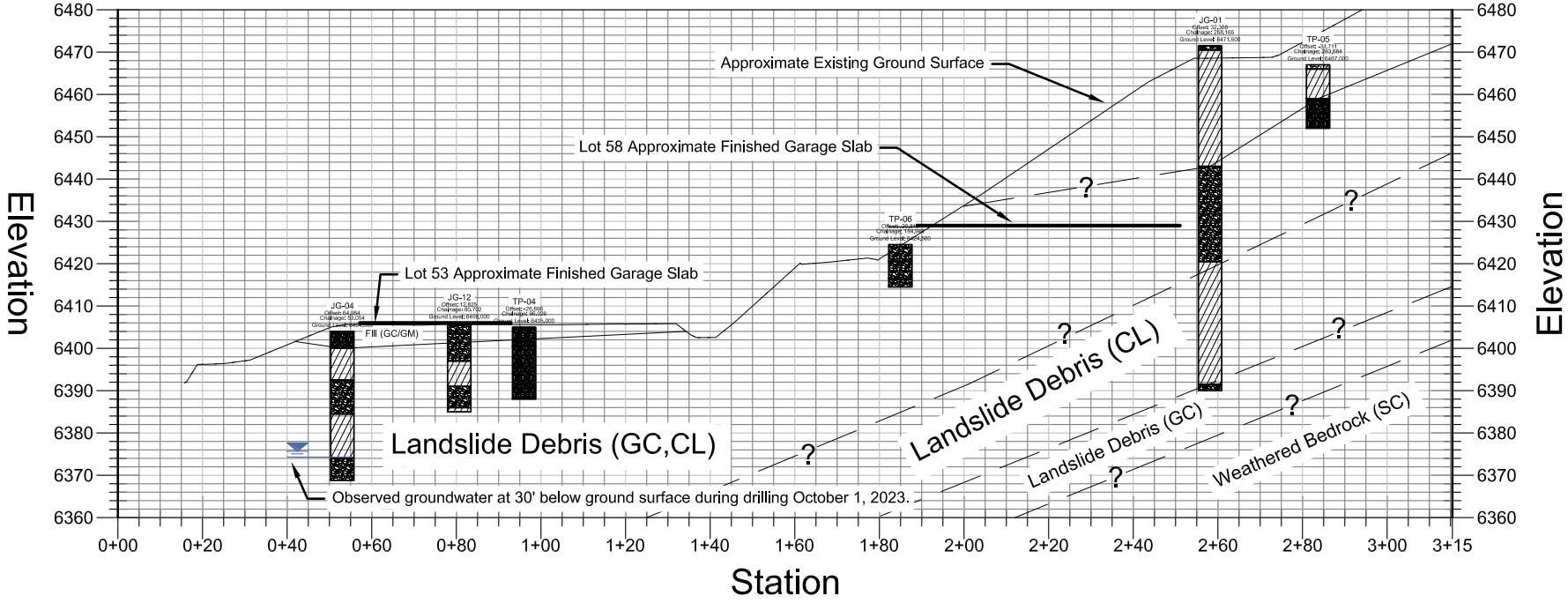


Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

DRAFTED BY: JBJ REVIEWED BY: HC/DB PROJECT NUMBER 23072	SHEET TITLE: Figure 3 Geologic Cross Section A-A'	PROJECT TITLE: Geotechnical-Engineering Report Bear Development - Lot 53 and Lot 58 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC PO Box 9550 | 1315 HWY 89 S., Ste. 201 Jackson, WY 83002 PH: 307.733.5150 www.jorgeng.com

Cross section B-B'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

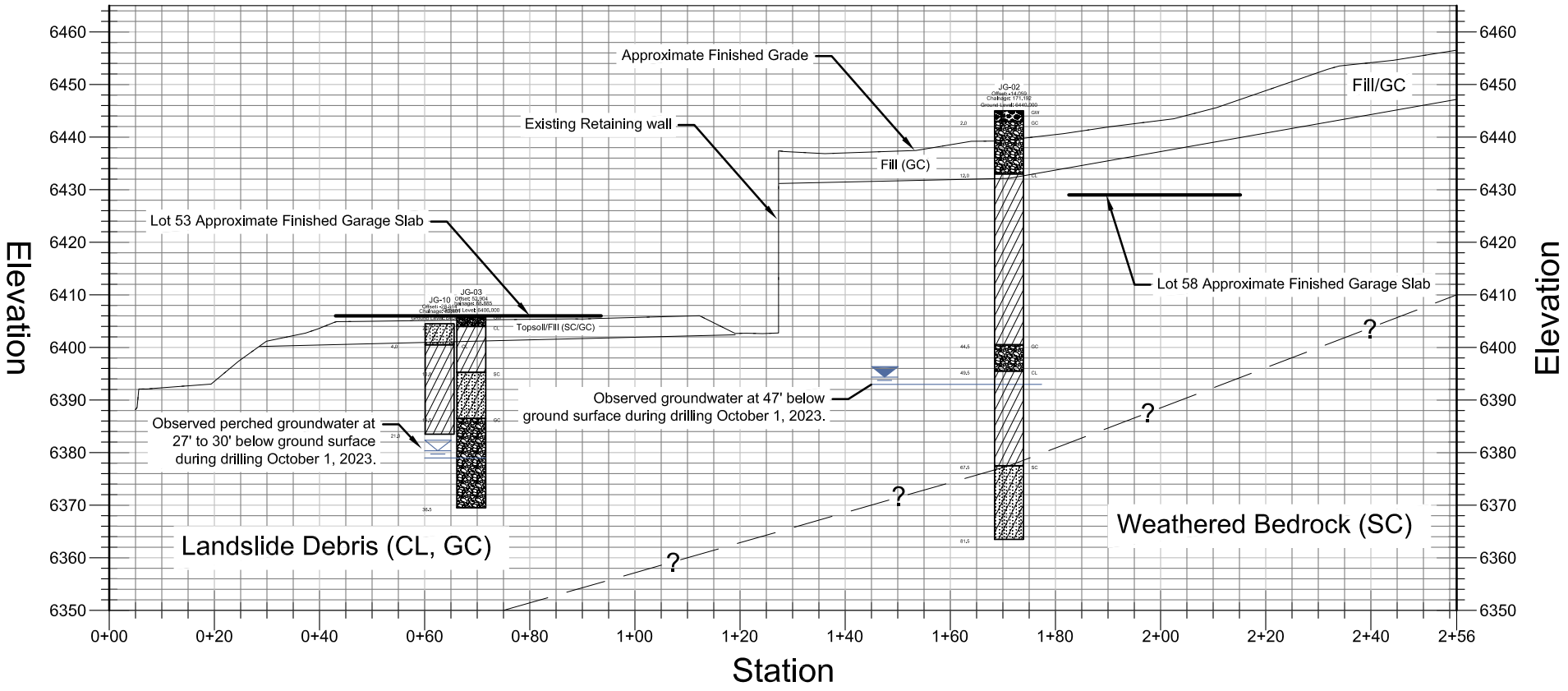
DRAFTED BY:	JBJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 4
Geologic Cross Section B-B'

PROJECT TITLE:
Geotechnical-Engineering Report
Bear Development - Lot 53 and Lot 58
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Cross section C-C'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

DRAFTED BY:	JBJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 5
Geologic Cross Section C-C'

PROJECT TITLE:
Geotechnical-Engineering Report
Bear Development - Lot 53 and Lot 58
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APPENDIX C

Soils Laboratory Procedures and Results

Laboratory Testing

Laboratory Testing Procedures

Lab samples were submitted for testing at GCI in Salt Lake City, Utah from boreholes JG-01, JG-02, JG-03, JG-04, JG-10, JG-11, and JG-12.

During the October 2023 site exploration for the Development at Lots 53 and 58, JG collected relatively undisturbed (i.e., thin-walled Shelby tubes) and disturbed samples (i.e., split spoon (SPT) samples and sonic drilling grab samples). Of the samples collected, 31 disturbed samples and two relatively undisturbed samples were selected for lab analysis. Laboratory testing included natural moisture content, unit weight, Atterberg limits, grain-size distribution, hydrometer, and consolidation testing.

The laboratory testing program consisted of:

- Twenty Seven (27) Moisture Contents (ASTM D2937/D2216)
- Thirty (30) Atterberg Limits (ASTM D4318)
- Twenty Seven (27) Grain Size Analysis (ASTM D422)
- Four (4) Hydrometer (ASTM D422a)
- Two (2) One Dimension Consolidation (ASTM D2435)

Results are shown on the following pages.

Laboratory Test Results: Detailed Summary

Laboratory testing included index testing for classification per USCS and indirect correlation with engineering parameters, and direct testing of strength. Classification tests – including Atterberg limits and grain-size analysis – have been summarized in table 4-1, with hydrometer tests and consolidation tests summarized in Tables 4-2 and 4-3, respectively. Full laboratory data sheets are attached.

The data herein are provided for informational purposes. Design-build contractors shall be responsible for providing their own analysis of the test results and for development of appropriate design parameters.

Table 4-1: Classification Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Gravel (%)	Sand (%)	Fines (%)	Moisture Content (%)	Liquid Limit	Plasticity Index
JG-01	D8	18-19	CL	19.0	18.2	62.8	12.3	31	15
JG-01	D12	27-29	CL	27.7	17.1	55.2	11.0	28	12
JG-01	D17	37-38	GC	51.6	22.7	25.7	--	--	--
JG-01	D27	54.5-57	CL	11.9	20.2	67.9	12.6	33	18
JG-01	D32	67-69	CL	20.1	28.0	51.9	10.0	26	10
JG-01	D36	72.5-75	CL	4.5	10.0	85.5	20.7	38	21
JG-02	D4	7-10	GC	--	--	--	--	20	5
JG-02	D8	14.5-16	CL	12.4	20.8	66.8	11.9	31	16
JG-02	D11	22-25	CL	15.6	18.7	65.7	13.3	29	14
JG-02	D16	32-35	CL	13.2	18.2	68.6	14.5	21	5
JG-02	D18	38.5-40	CL	0.0	12.9	87.1	15.5	29	12
JG-02	D22	44.5-47	GC	41.6	27.3	31.1	--	--	--
JG-02	D26	52-55	CL	6.4	31.1	62.5	11.6	16	12
JG-02	D30	60-62	CL	0.2	5.3	94.5	13.7	37	14
JG-02	D32	64.5-67	CL	2.2	94.4	3.4	12.8	31	14
JG-02	D35	69.5-72	SC	--	--	--	--	21	5
JG-03	D3	4.5-7	CL	30.3	19.6	50.1	10.1	33	19
JG-03	D8	14.5-17	SC	28.2	31.4	40.4	8.4	30	15
JG-03	D12	22-25	GC	26.8	26.3	46.9	12.4	35	20
JG-03	D18	30-33	GC	32.7	22.1	45.2	10.8	29	14
JG-04	D4	7-10	CL	15.8	14.6	69.6	21.8	34	18
JG-04	D8	14.5-17	GC	37.4	30.1	32.5	6.8	19	5
JG-04	D12	22-25	CL	3.3	26.8	69.9	16.5	31	14
JG-04	D17	30-33	GC	43.1	15.3	41.6	10.1	33	18
JG-10	D3	7.5-9	CL	--	--	--	--	25	9
JG-10	U1	12.5-14	CL	27.6	21.7	50.7	13.7	39	24
JG-10	D5	15-17	CL	4.7	11.8	83.5	16.1	38	17
JG-10	U2	17.5-19	CL	13.9	19.4	66.7	13.8	32	18
JG-11	D3	7.5-9	GC	33.4	28.0	38.6	7.1	22	7
JG-12	D2	5-6.5	GC	33.9	25.3	40.8	10.2	27	12
JG-12	D4	10-11.5	CL	13.5	32.5	54.0	12.8	27	10
JG-12	D8	20-21.5	CL	23.9	25.5	50.6	10.6	26	12

Table 4-2: Hydrometer Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Silt Fraction (%)	Clay Fraction (%)
JG-01	D17	37-38	GC	18	7
JG-02	D22	44.5-47	GC	23	8
JG-10	D5	15-17	CL	55	36
JG-11	D4	10-11.5	GC	33	17

Table 4-3: Consolidation Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	C_C
JG-10	U1	12.5-14	CL	0.171
JG-10	U2	17.5-19	CL	0.130

Supplemental Laboratory Data

Select laboratory results presented in a Site Investigation Report for Lots 53 and 58produced by Nelson Engineering dated July 28, 2021, and results presented in a Geotechnical Investigation Report for a project in close proximity to the site produced by Womack and Associates, Inc., dated June 4, 2010 are presented below.

GERHART COLE

PO Box 880
Midvale, Utah 84047
801.849.0055
gerhartcole.com

To:	Mr. Bruce Jackson Jorgensen Engineering 58 South Tyler, PO Box 1519 Pinedale, Wyoming 82941
Project:	Bear Development Snow King Lots 53 and 58
Gerhart Cole Project Number:	23-1725
Client Project Number	23072
Report Date:	November 30, 2023

Attached are the requested laboratory test results. These laboratory results are for the addressee and must be presented in their entirety without alteration, except with permission.

Gerhart Cole's Laboratory is accredited through the AASHTO Accreditation Program. The results provided were tested in general accordance with the referenced standards. Any test methods reported in this document outside the scope of this accreditation are marked with an asterisk in the header of the individual test report.

Gerhart Cole will dispose of samples two (2) weeks after the date above. Please contact us for storage pricing.

Approved By:_____
Zach Gibbs, PE (UT, MI) Laboratory Director

AASHTO ACCREDITED

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot53,58_MC.xlsx]1

Sample Info.	Sample:	**JG-01**	**JG-01**	**JG-01**	**JG-01**	**JG-01**	**JG-02**
	Depth:	**18-19 ft**	**27-29 ft**	**54.5-57 ft**	**67-69 ft**	**72.5-75 ft**	**14.5-16 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**14-Nov-23**	**14-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**gy - bn clay**	**bn - gy clay**	**gy - dk gy clay**	**dk by - lt bn clay**	**gy - dk gy clay**	**bn - ol bn clay**
Moisture	Wet soil + tare (g)	806.82	1190.54	953.45	847.34	688.39	2264.09
	Dry soil + tare (g)	739.68	1074.24	869.05	788.12	590.77	2068.51
	Tare (g)	195.78	13.84	196.69	195.42	118.16	422.19
	Moisture content, w (%)	12.3	11.0	12.6	10.0	20.7	11.9
Comments							
QC/QA	Tested By:	AT	AT	CML	CML	CML	CML
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot53,58_MC.xlsx]2

Sample Info.	Sample:	**JG-02**	**JG-02**	**JG-02**	**JG-02**	**JG-02**	**JG-02**
	Depth:	**22-25 ft**	**32-35 ft**	**38.5-40 ft**	**52-55 ft**	**60-62 ft**	**64.5-67 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**bn - ol bn clay**	**bn - dk yl bn clay**	**lt ol bn - ol bn clay**	**gy - ol bn clay**	**lt bn - bn clay**	**lt ol bn - ol bn clay**
Moisture	Wet soil + tare (g)	2104.69	2453.36	448.30	460.49	656.13	566.47
	Dry soil + tare (g)	1908.65	2210.32	405.33	433.20	600.68	516.43
	Tare (g)	438.53	539.41	127.25	197.51	195.80	126.68
	Moisture content, w (%)	13.3	14.5	15.5	11.6	13.7	12.8
Comments							
QC/QA	Tested By:	CML	CML	CML	CML	CML	CML
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot53,58_MC.xlsx]3

Sample Info.	Sample:	JG-03	JG-03	JG-03	JG-03	JG-04	JG-04
	Depth:	4.5-7 ft	14.5-17 ft	22-25 ft	30-33 ft	7-10 ft	14.5-17 ft
	Date Sampled:	-	-	-	-	-	-
	Date tested:	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23
	Laboratory sample description:	lt bn - bn clay	pl ol bn - bn clay	lt ol bn - bn clay	bn - dk bn clay	lt ol bn - bn clay	pl ol bn - lt bn silt
Moisture	Wet soil + tare (g)	1630.20	872.07	1046.88	943.07	653.16	601.88
	Dry soil + tare (g)	1521.39	813.63	947.50	865.02	571.20	571.25
	Tare (g)	440.15	119.03	144.65	144.19	195.92	118.32
	Moisture content, w (%)	10.1	8.4	12.4	10.8	21.8	6.8
Comments							
QC/QA	Tested By:	JCC	JCC	JCC	JCC	JCC	JCC
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-04**	**JG-04**	**JG-10**	**JG-10**	**JG-10**	**JG-11**
	Depth:	**22-25 ft**	**30-33 ft**	**12.5-14 ft**	**15-17 ft**	**17.5-19 ft**	**7.5-9 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**
	Laboratory sample description:	**ol bn - bn silt**	**lt bn - bn clay**	**ol bn - lt bn clay**	**ol bn - y bn clay**	**ol bn - lt bn clay**	**bn - dk bn clay**
Moisture	Wet soil + tare (g)	555.20	1543.36	1129.47	377.19	860.87	758.29
	Dry soil + tare (g)	493.76	1440.63	1044.36	352.11	758.40	721.07
	Tare (g)	120.66	421.65	422.15	196.80	13.83	194.35
	Moisture content, w (%)	16.5	10.1	13.7	16.1	13.8	7.1
Comments							
QC/QA	Tested By:	JCC	JCC	AT	JCC	AT	JCC
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-12**	**JG-12**	**JG-12**			
	Depth:	**5-7 ft**	**10-12 ft**	**20-21 ft**			
	Date Sampled:	**-**	**-**	**-**			
	Date tested:	**14-Nov-23**	**14-Nov-23**	**14-Nov-23**			
	Laboratory sample description:	**lt ol bn - lt bn clay**	**lt ol bn - lt bn silt**	**lt ol bn - lt bn clay**			
Moisture	Wet soil + tare (g)	902.19	566.12	742.99			
	Dry soil + tare (g)	836.69	514.93	683.22			
	Tare (g)	193.61	116.09	117.11			
	Moisture content, w (%)	10.2	12.8	10.6			
Comments							
QC/QA	Tested By:	AT	AT	AT			
	Reduced By:	CML	CML	CML			
	Reviewed By:	AT	AT	AT			

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 18-19 ft

Tested by: JC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - bn clay
As-received water content(%):	12.3	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

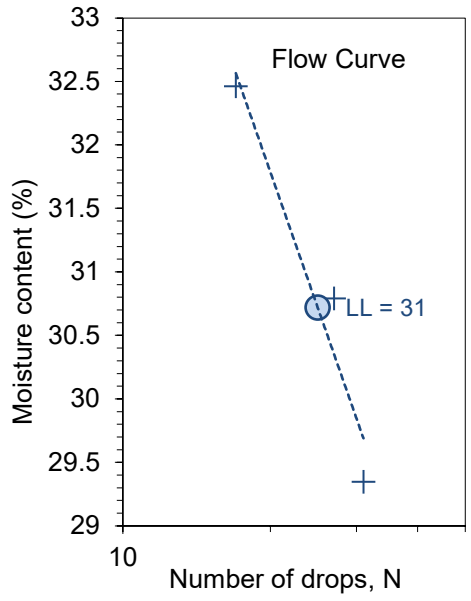
Determination No:	1	2
Wet Soil + Tare (g):	20.94	20.87
Dry Soil + Tare (g):	19.90	19.81
Moisture Loss (g):	1.04	1.06
Tare (g):	13.53	13.42
Dry Soil (g):	6.37	6.39
Moisture Content, w (%):	16.33	16.59

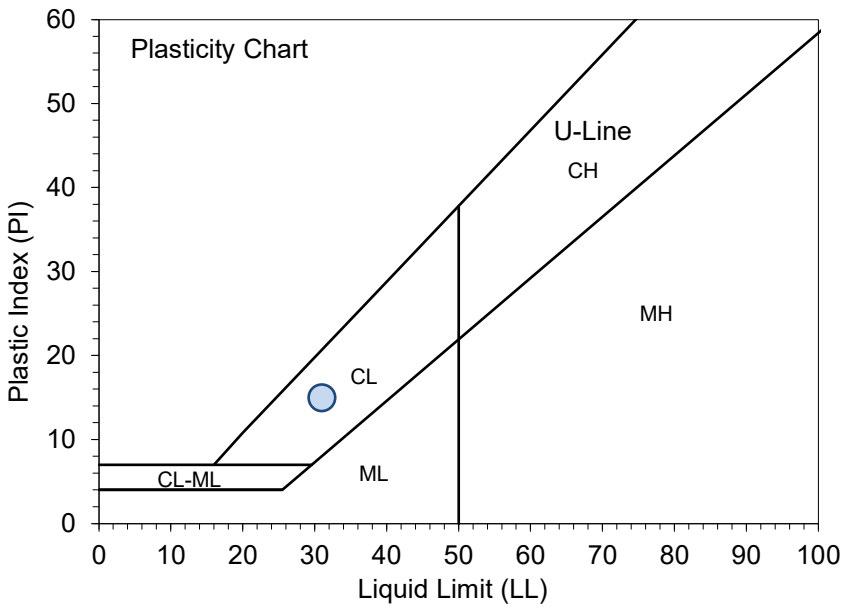
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	27	17
Wet Soil + Tare (g):	23.85	25.34	24.74
Dry Soil + Tare (g):	21.37	22.51	21.75
Moisture Loss (g):	2.48	2.83	2.99
Tare (g):	12.92	13.32	12.54
Dry Soil (g):	8.45	9.19	9.21
Moisture Content, w (%):	29.35	30.79	32.46
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	16
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 27-29 ft

Tested by: JC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - gy clay
As-received water content(%):	11.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

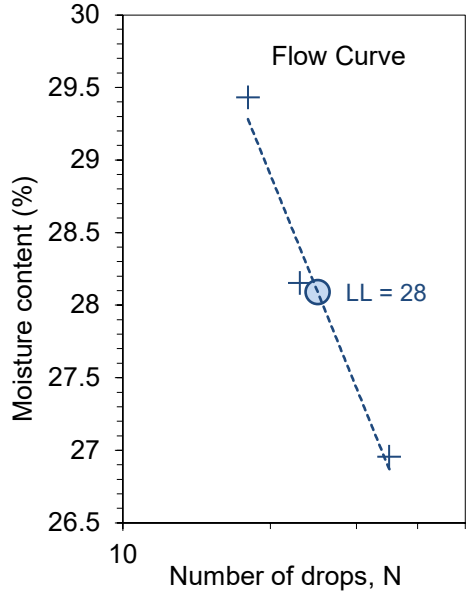
Determination No:	1	2
Wet Soil + Tare (g):	20.76	21.17
Dry Soil + Tare (g):	19.72	20.13
Moisture Loss (g):	1.04	1.04
Tare (g):	13.35	13.69
Dry Soil (g):	6.37	6.44
Moisture Content, w (%):	16.33	16.15

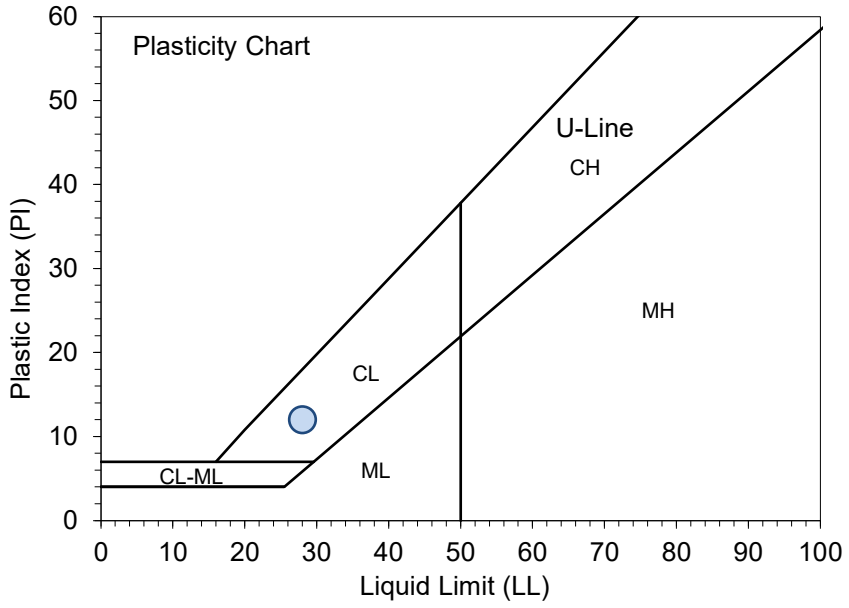
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	23	18
Wet Soil + Tare (g):	25.98	24.87	27.33
Dry Soil + Tare (g):	23.33	22.17	24.16
Moisture Loss (g):	2.65	2.70	3.17
Tare (g):	13.50	12.58	13.39
Dry Soil (g):	9.83	9.59	10.77
Moisture Content, w (%):	26.96	28.15	29.43
One-Point LL:		28	

Results

Liquid Limit, LL:	28
Plastic Limit, PL:	16
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 54.5-57 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - dk gy clay
As-received water content(%):	12.5	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

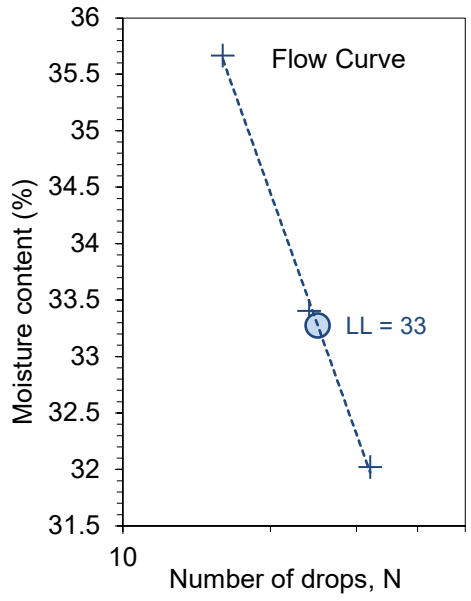
Determination No:	1	2
Wet Soil + Tare (g):	20.65	21.09
Dry Soil + Tare (g):	19.68	20.10
Moisture Loss (g):	0.97	0.99
Tare (g):	13.25	13.55
Dry Soil (g):	6.43	6.55
Moisture Content, w (%):	15.09	15.11

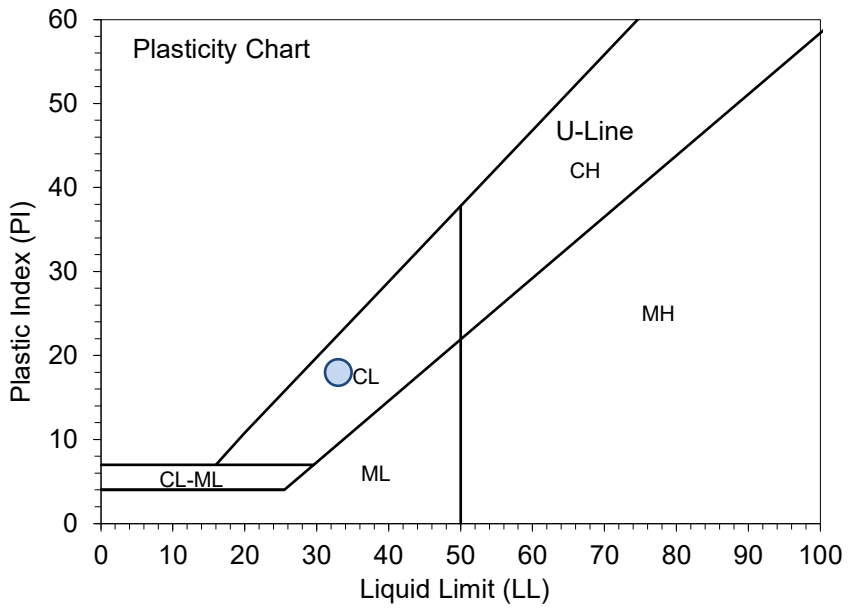
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	24	16
Wet Soil + Tare (g):	24.69	24.36	24.92
Dry Soil + Tare (g):	22.00	21.31	21.61
Moisture Loss (g):	2.69	3.05	3.31
Tare (g):	13.60	12.18	12.33
Dry Soil (g):	8.40	9.13	9.28
Moisture Content, w (%):	32.02	33.41	35.67
One-Point LL:		33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	15
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 67-69 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	dk gy - lt bn clay
As-received water content(%):	10.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

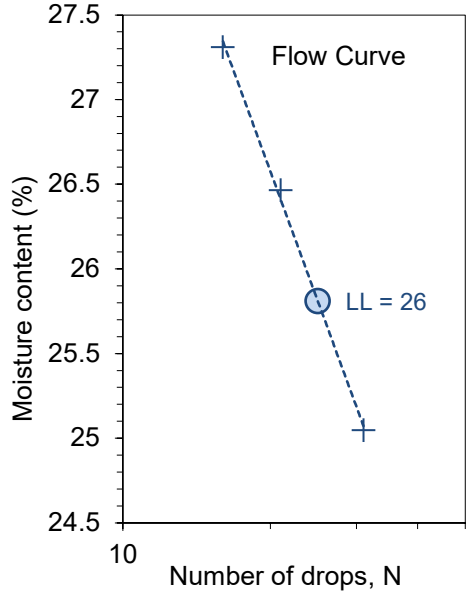
Determination No:	1	2
Wet Soil + Tare (g):	21.01	20.67
Dry Soil + Tare (g):	19.96	19.64
Moisture Loss (g):	1.05	1.03
Tare (g):	13.49	13.07
Dry Soil (g):	6.47	6.57
Moisture Content, w (%):	16.23	15.68

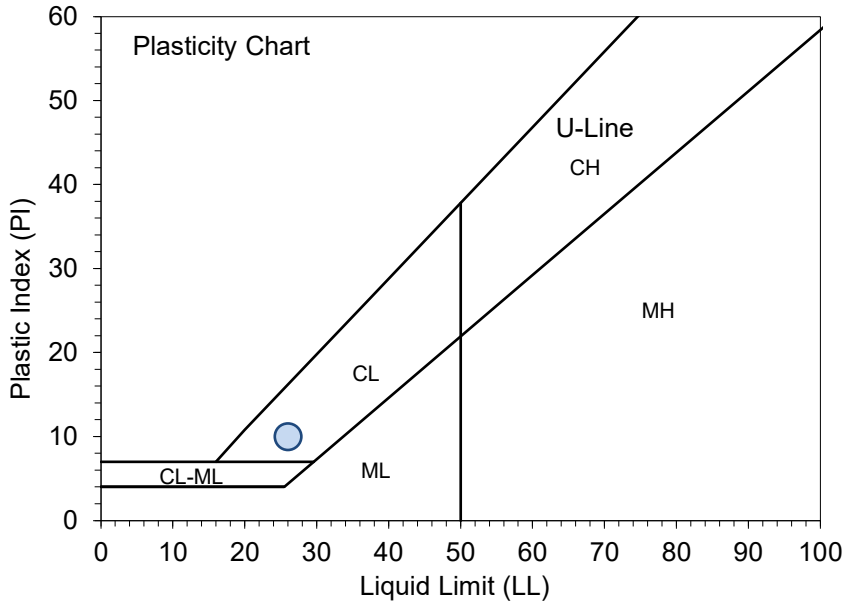
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	21	16
Wet Soil + Tare (g):	26.26	25.37	25.82
Dry Soil + Tare (g):	23.73	22.89	23.22
Moisture Loss (g):	2.53	2.48	2.60
Tare (g):	13.63	13.52	13.70
Dry Soil (g):	10.10	9.37	9.52
Moisture Content, w (%):	25.05	26.47	27.31
One-Point LL:		26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	16
Plasticity Index, PI:	10





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 72.5-75 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - dk by clay
As-received water content(%):	20.7	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

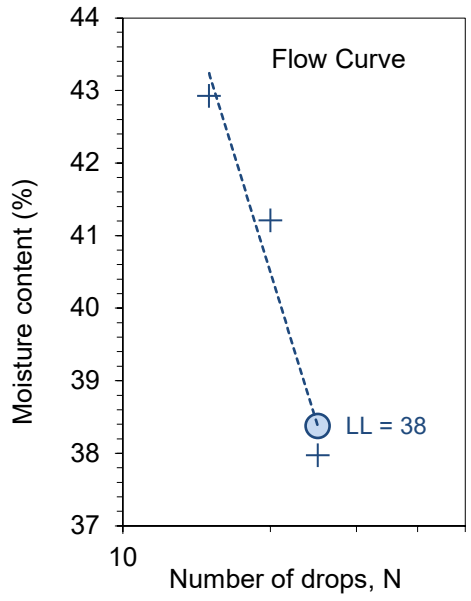
Determination No:	1	2
Wet Soil + Tare (g):	21.19	21.02
Dry Soil + Tare (g):	20.06	19.89
Moisture Loss (g):	1.13	1.13
Tare (g):	13.47	13.48
Dry Soil (g):	6.59	6.41
Moisture Content, w (%):	17.15	17.63

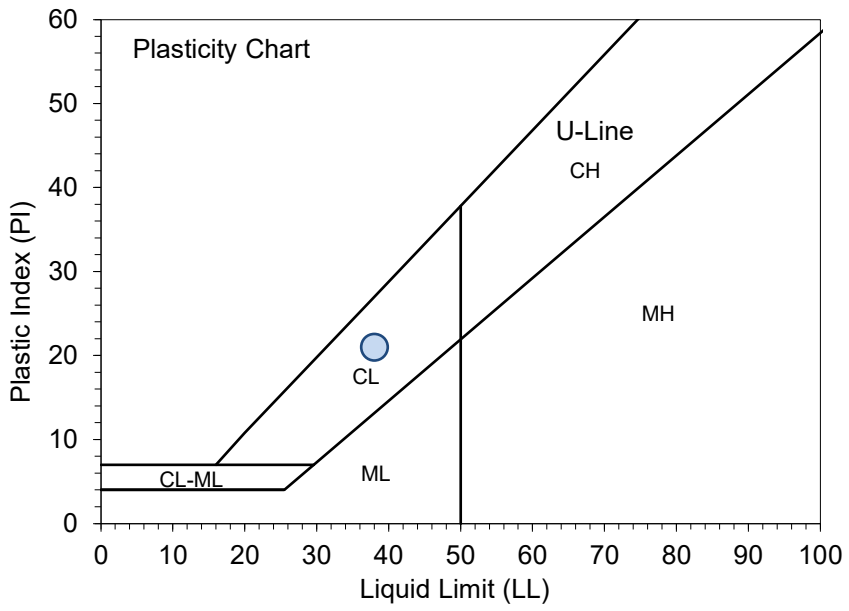
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	20	15
Wet Soil + Tare (g):	22.90	24.32	25.41
Dry Soil + Tare (g):	20.31	21.13	21.89
Moisture Loss (g):	2.59	3.19	3.52
Tare (g):	13.49	13.39	13.69
Dry Soil (g):	6.82	7.74	8.20
Moisture Content, w (%):	37.98	41.21	42.93
One-Point LL:	38	40	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	17
Plasticity Index, PI:	21





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 7-10 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

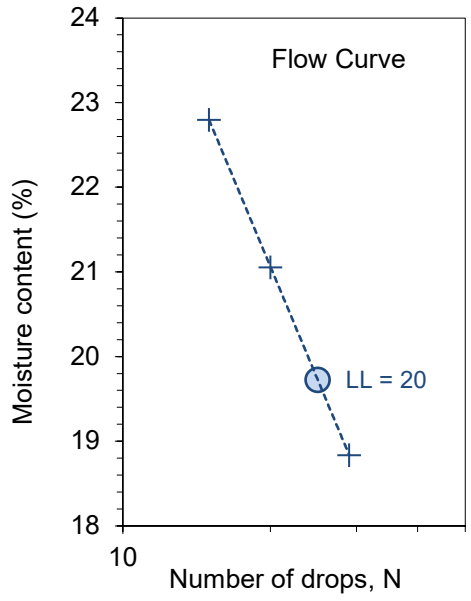
Determination No:	1	2
Wet Soil + Tare (g):	20.22	21.14
Dry Soil + Tare (g):	19.22	20.11
Moisture Loss (g):	1.00	1.03
Tare (g):	12.57	13.32
Dry Soil (g):	6.65	6.79
Moisture Content, w (%):	15.04	15.17

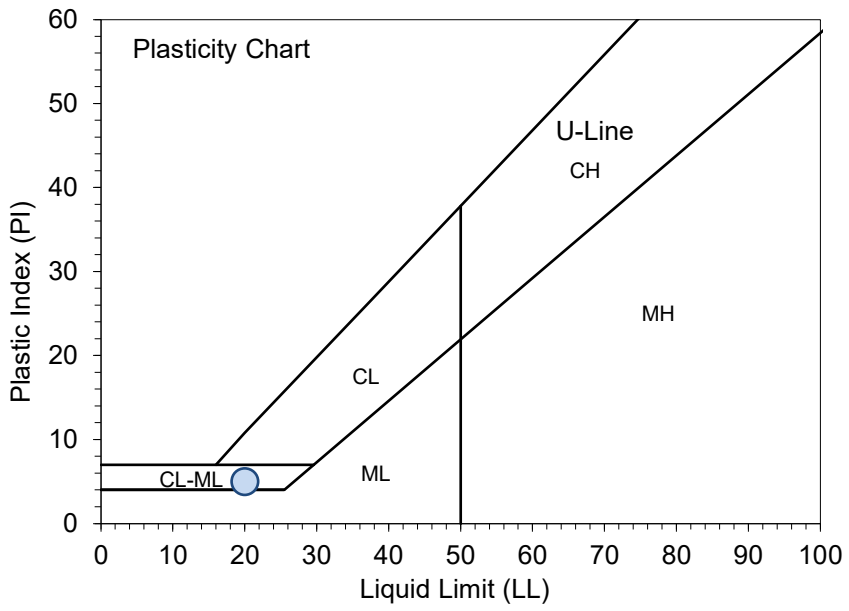
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	26.87	25.20	24.44
Dry Soil + Tare (g):	24.76	23.17	22.29
Moisture Loss (g):	2.11	2.03	2.15
Tare (g):	13.56	13.53	12.86
Dry Soil (g):	11.20	9.64	9.43
Moisture Content, w (%):	18.84	21.06	22.80
One-Point LL:	19	20	

Results

Liquid Limit, LL:	20
Plastic Limit, PL:	15
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 14.5-16 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - ol bn clay
As-received water content(%):	11.9	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

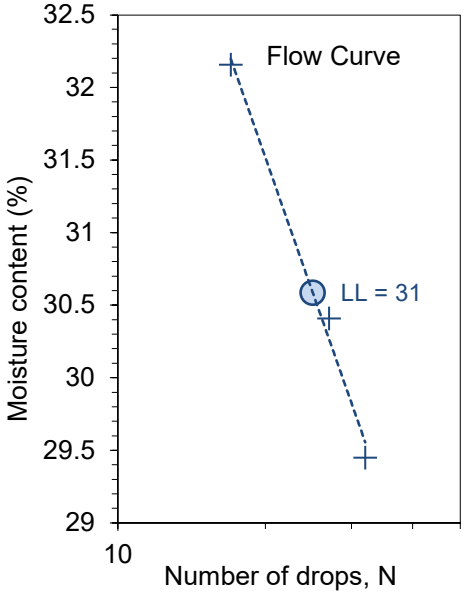
Determination No:	1	2
Wet Soil + Tare (g):	20.91	19.95
Dry Soil + Tare (g):	19.95	19.00
Moisture Loss (g):	0.96	0.95
Tare (g):	13.46	12.46
Dry Soil (g):	6.49	6.54
Moisture Content, w (%):	14.79	14.53

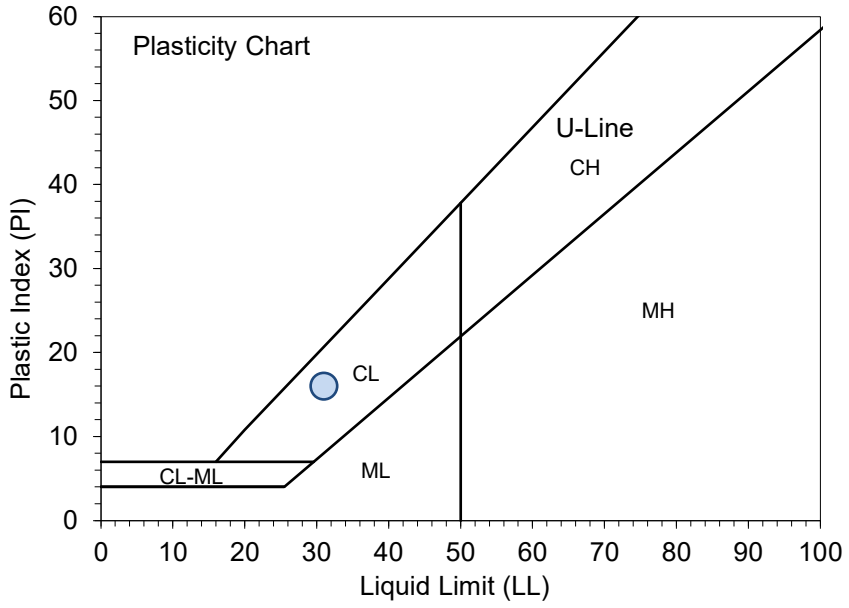
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	27	17
Wet Soil + Tare (g):	27.13	25.25	23.71
Dry Soil + Tare (g):	24.02	22.51	20.88
Moisture Loss (g):	3.11	2.74	2.83
Tare (g):	13.46	13.50	12.08
Dry Soil (g):	10.56	9.01	8.80
Moisture Content, w (%):	29.45	30.41	32.16
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	15
Plasticity Index, PI:	16





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - ol bn clay
As-received water content(%):	13.3	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

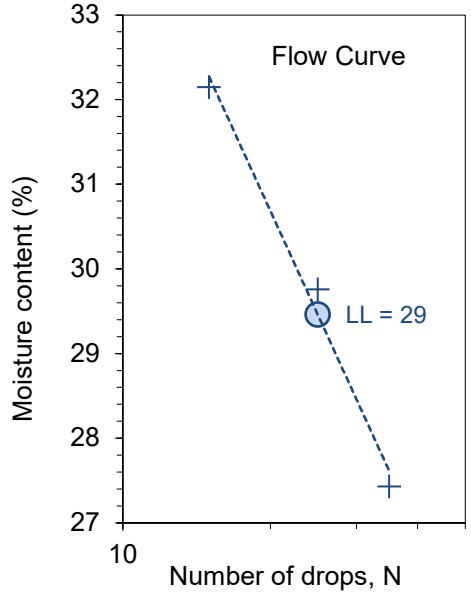
Determination No:	1	2
Wet Soil + Tare (g):	21.43	19.87
Dry Soil + Tare (g):	20.39	18.85
Moisture Loss (g):	1.04	1.02
Tare (g):	13.57	12.08
Dry Soil (g):	6.82	6.77
Moisture Content, w (%):	15.25	15.07

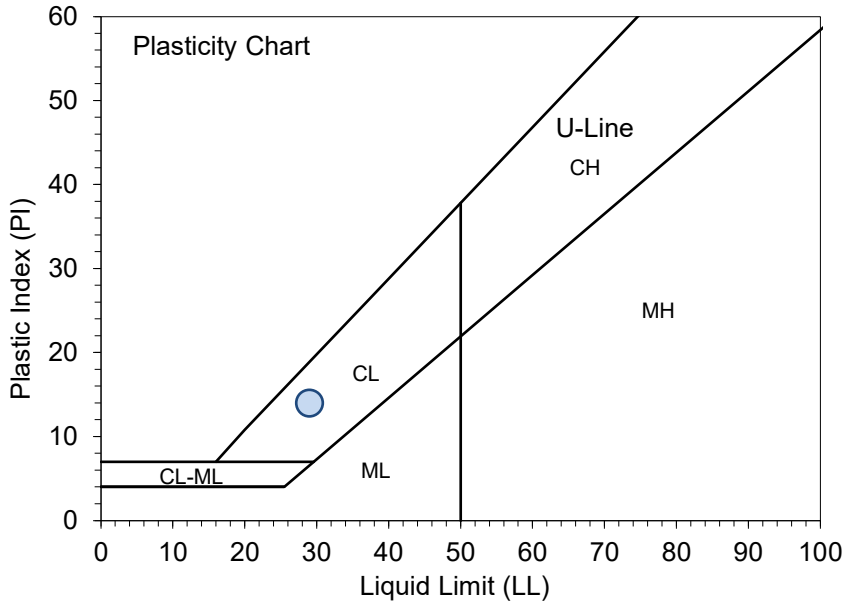
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	25	15
Wet Soil + Tare (g):	22.22	20.57	25.21
Dry Soil + Tare (g):	20.36	18.71	22.22
Moisture Loss (g):	1.86	1.86	2.99
Tare (g):	13.58	12.46	12.92
Dry Soil (g):	6.78	6.25	9.30
Moisture Content, w (%):	27.43	29.76	32.15
One-Point LL:		30	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 32-35 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk yl bn clay
As-received water content(%):	14.5	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

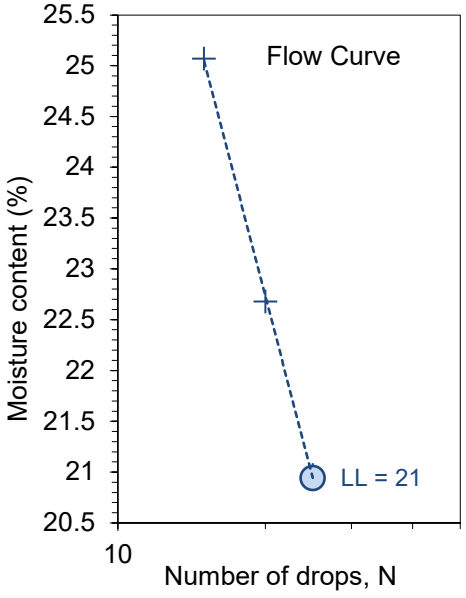
Determination No:	1	2
Wet Soil + Tare (g):	21.05	21.32
Dry Soil + Tare (g):	19.97	20.22
Moisture Loss (g):	1.08	1.10
Tare (g):	13.42	13.54
Dry Soil (g):	6.55	6.68
Moisture Content, w (%):	16.49	16.47

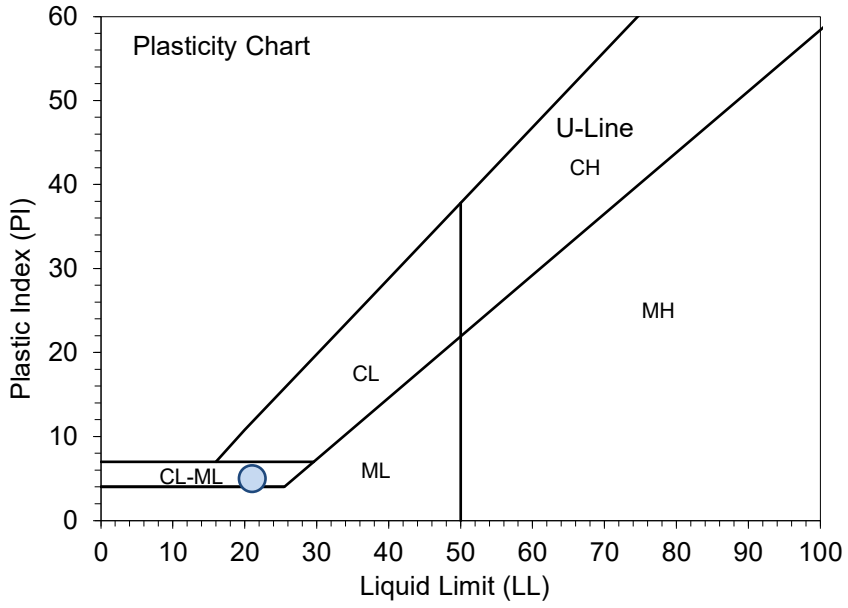
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	20	15
Wet Soil + Tare (g):	25.91	24.58	25.44
Dry Soil + Tare (g):	23.76	22.50	22.86
Moisture Loss (g):	2.15	2.08	2.58
Tare (g):	13.51	13.33	12.57
Dry Soil (g):	10.25	9.17	10.29
Moisture Content, w (%):	20.98	22.68	25.07
One-Point LL:	21	22	

Results

Liquid Limit, LL:	21
Plastic Limit, PL:	16
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 38.5-40 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - ol bn clay
As-received water content(%):	15.5	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

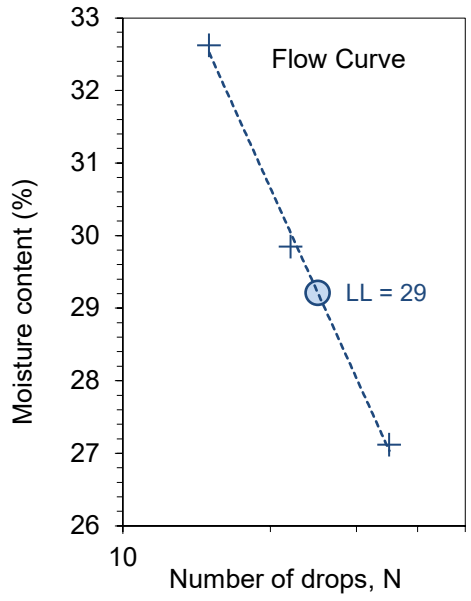
Determination No:	1	2
Wet Soil + Tare (g):	20.84	21.16
Dry Soil + Tare (g):	19.75	20.04
Moisture Loss (g):	1.09	1.12
Tare (g):	13.53	13.60
Dry Soil (g):	6.22	6.44
Moisture Content, w (%):	17.52	17.39

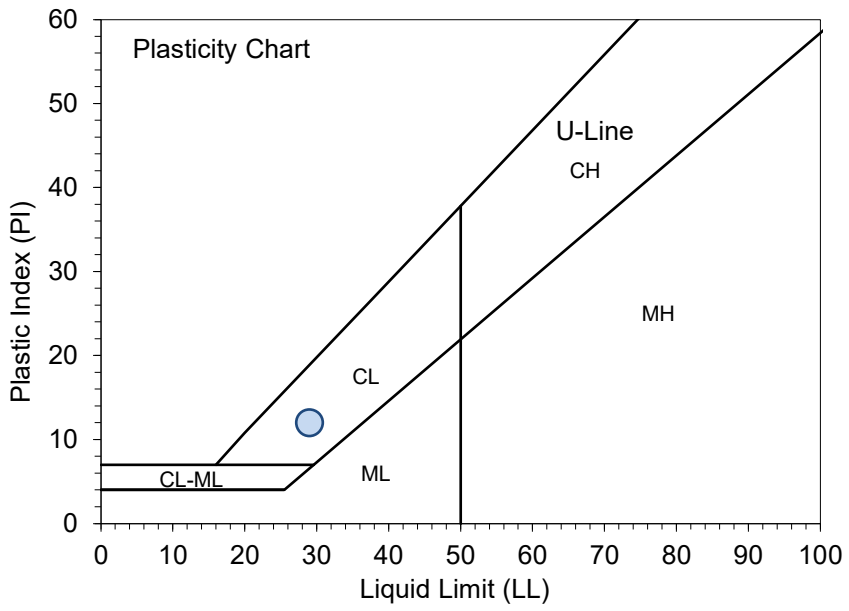
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	22	15
Wet Soil + Tare (g):	24.37	21.89	23.34
Dry Soil + Tare (g):	22.04	19.69	20.88
Moisture Loss (g):	2.33	2.20	2.46
Tare (g):	13.45	12.32	13.34
Dry Soil (g):	8.59	7.37	7.54
Moisture Content, w (%):	27.12	29.85	32.63
One-Point LL:		29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	17
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 52-55 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - ol bn clay
As-received water content(%):	11.6	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

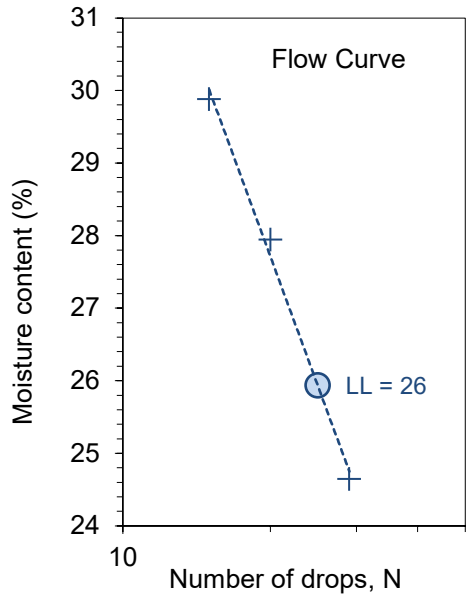
Determination No:	1	2
Wet Soil + Tare (g):	20.78	20.39
Dry Soil + Tare (g):	19.86	19.48
Moisture Loss (g):	0.92	0.91
Tare (g):	13.07	12.86
Dry Soil (g):	6.79	6.62
Moisture Content, w (%):	13.55	13.75

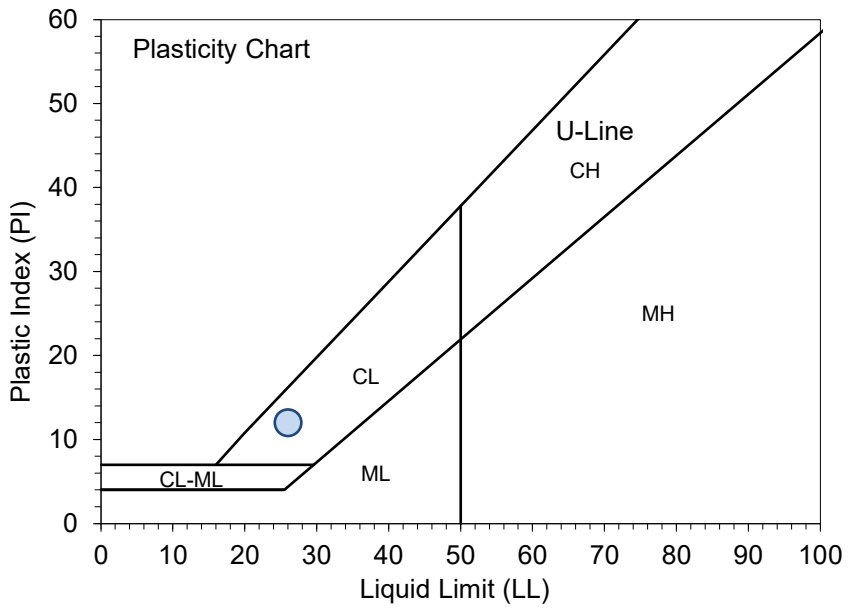
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	26.18	26.47	25.64
Dry Soil + Tare (g):	23.71	23.51	22.84
Moisture Loss (g):	2.47	2.96	2.80
Tare (g):	13.69	12.92	13.47
Dry Soil (g):	10.02	10.59	9.37
Moisture Content, w (%):	24.65	27.95	29.88
One-Point LL:	25	27	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	14
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 60-62 ft

Tested by: PJF Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	13.7	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

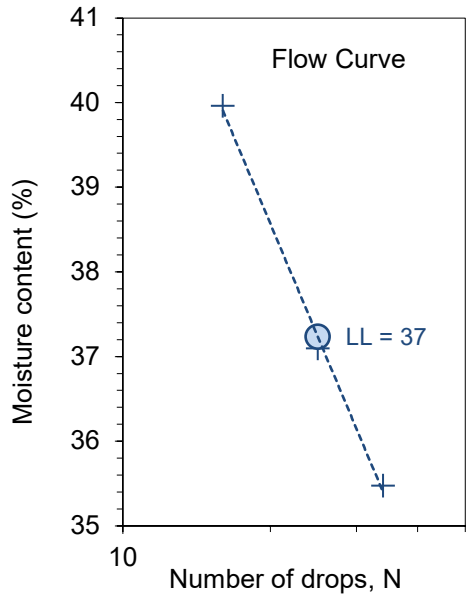
Determination No:	1	2
Wet Soil + Tare (g):	19.85	20.09
Dry Soil + Tare (g):	19.04	19.23
Moisture Loss (g):	0.81	0.86
Tare (g):	13.24	13.20
Dry Soil (g):	5.80	6.03
Moisture Content, w (%):	13.97	14.26

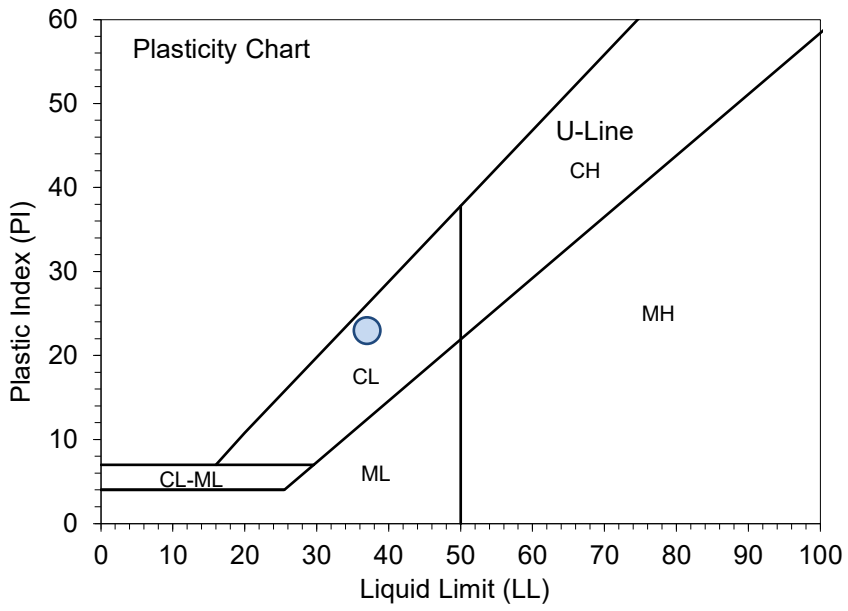
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	25	16
Wet Soil + Tare (g):	25.78	25.64	28.95
Dry Soil + Tare (g):	22.31	22.39	24.57
Moisture Loss (g):	3.47	3.25	4.38
Tare (g):	12.53	13.63	13.61
Dry Soil (g):	9.78	8.76	10.96
Moisture Content, w (%):	35.48	37.10	39.96
One-Point LL:		37	

Results

Liquid Limit, LL:	37
Plastic Limit, PL:	14
Plasticity Index, PI:	23





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 64.5-67 ft

Tested by: PJF Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - ol bn clay
As-received water content(%):	12.8	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

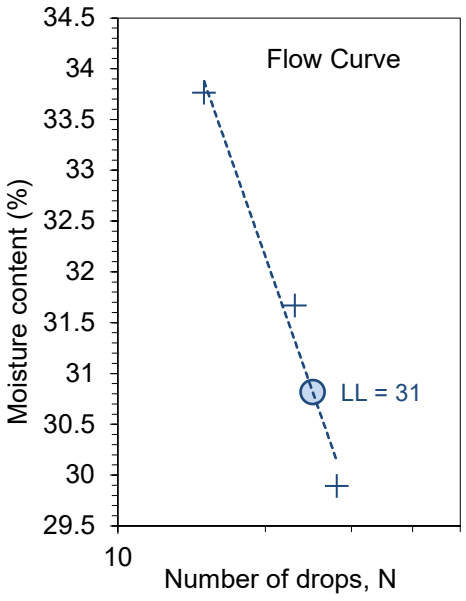
Determination No:	1	2
Wet Soil + Tare (g):	19.92	19.13
Dry Soil + Tare (g):	18.91	18.09
Moisture Loss (g):	1.01	1.04
Tare (g):	12.97	12.20
Dry Soil (g):	5.94	5.89
Moisture Content, w (%):	17.00	17.66

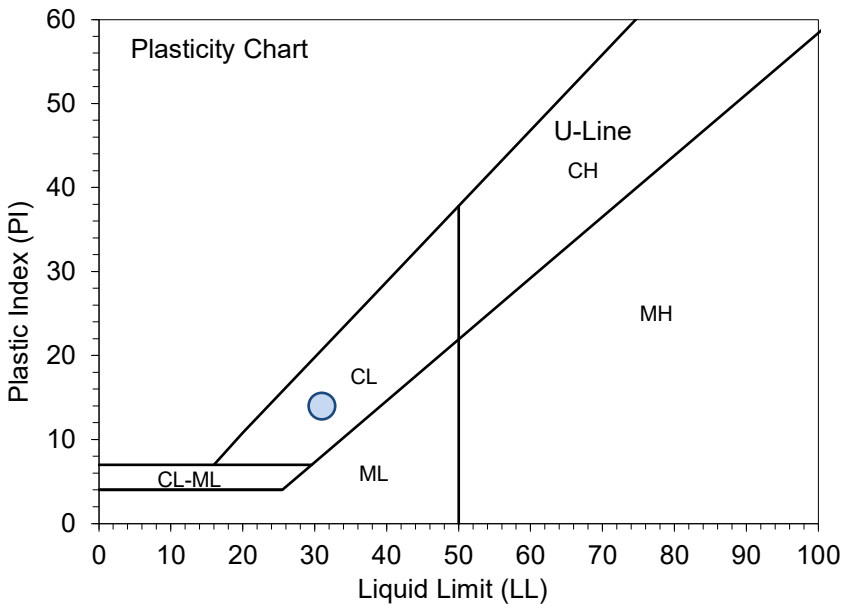
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	28	23	15
Wet Soil + Tare (g):	26.11	26.31	25.75
Dry Soil + Tare (g):	23.21	23.13	22.62
Moisture Loss (g):	2.90	3.18	3.13
Tare (g):	13.51	13.09	13.35
Dry Soil (g):	9.70	10.04	9.27
Moisture Content, w (%):	29.90	31.67	33.76
One-Point LL:	30	31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	17
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 69.5-72 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	2"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	75
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

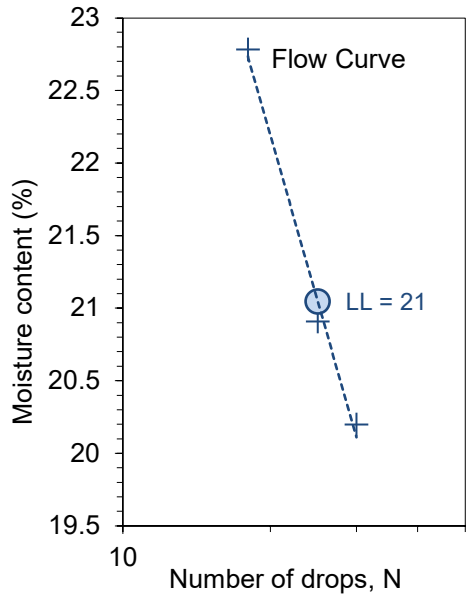
Determination No:	1	2
Wet Soil + Tare (g):	20.46	21.09
Dry Soil + Tare (g):	19.45	20.08
Moisture Loss (g):	1.01	1.01
Tare (g):	12.96	13.57
Dry Soil (g):	6.49	6.51
Moisture Content, w (%):	15.56	15.51

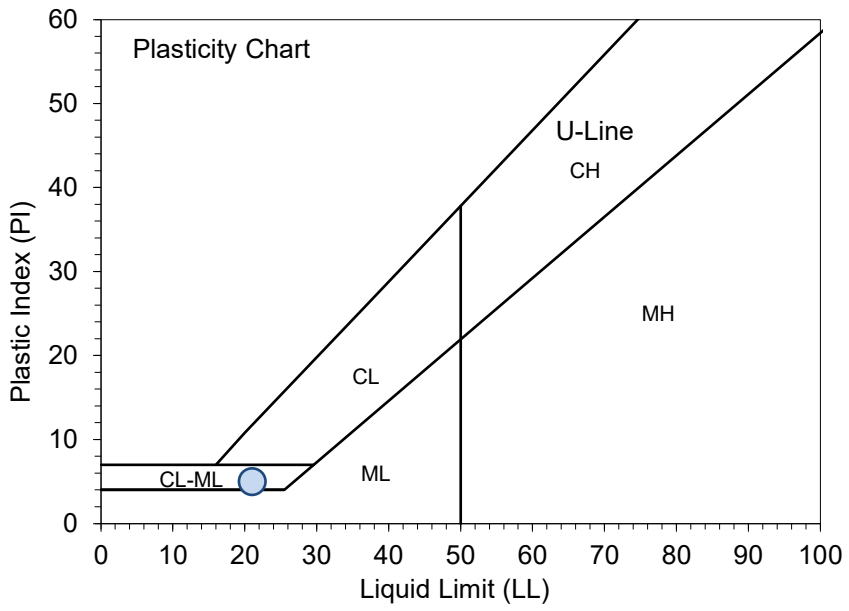
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	25	18
Wet Soil + Tare (g):	24.18	25.29	22.55
Dry Soil + Tare (g):	22.36	23.27	20.75
Moisture Loss (g):	1.82	2.02	1.80
Tare (g):	13.35	13.61	12.85
Dry Soil (g):	9.01	9.66	7.90
Moisture Content, w (%):	20.20	20.91	22.78
One-Point LL:	21	21	

Results

Liquid Limit, LL:	21
Plastic Limit, PL:	16
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 4.5-7 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	10.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

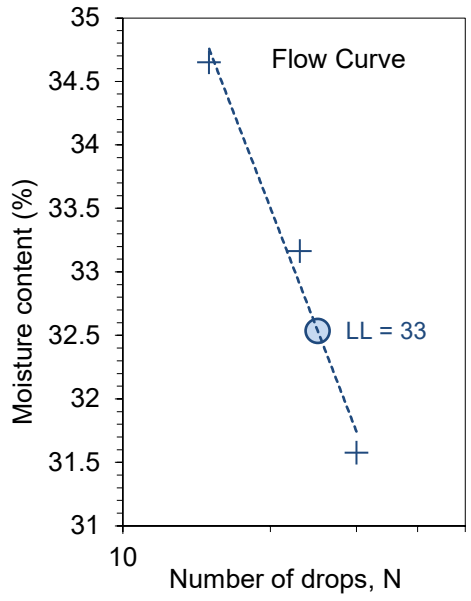
Determination No:	1	2
Wet Soil + Tare (g):	20.63	19.09
Dry Soil + Tare (g):	19.78	18.29
Moisture Loss (g):	0.85	0.80
Tare (g):	13.55	12.54
Dry Soil (g):	6.23	5.75
Moisture Content, w (%):	13.64	13.91

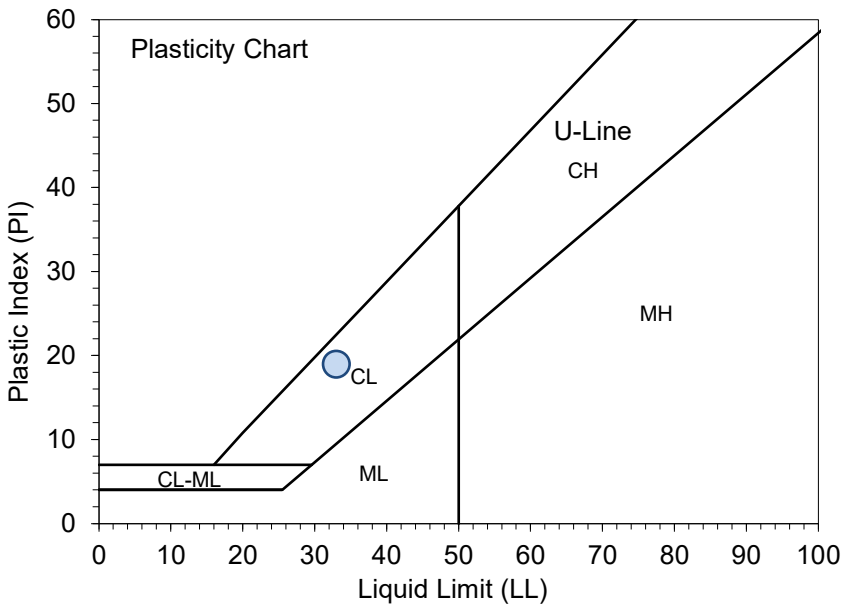
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	23	15
Wet Soil + Tare (g):	27.01	26.81	27.14
Dry Soil + Tare (g):	23.77	23.50	23.64
Moisture Loss (g):	3.24	3.31	3.50
Tare (g):	13.51	13.52	13.54
Dry Soil (g):	10.26	9.98	10.10
Moisture Content, w (%):	31.58	33.17	34.65
One-Point LL:	32	33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	14
Plasticity Index, PI:	19





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Tested by: MGS Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	pl ol bn - bn clay
As-received water content(%):	8.4	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

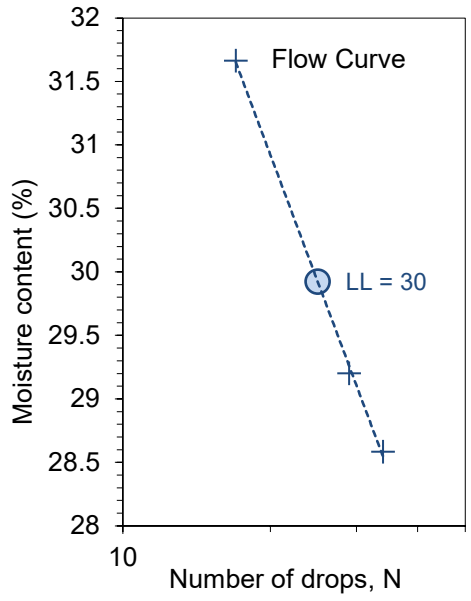
Determination No:	1	2
Wet Soil + Tare (g):	20.68	20.84
Dry Soil + Tare (g):	19.73	19.88
Moisture Loss (g):	0.95	0.96
Tare (g):	13.45	13.56
Dry Soil (g):	6.28	6.32
Moisture Content, w (%):	15.13	15.19

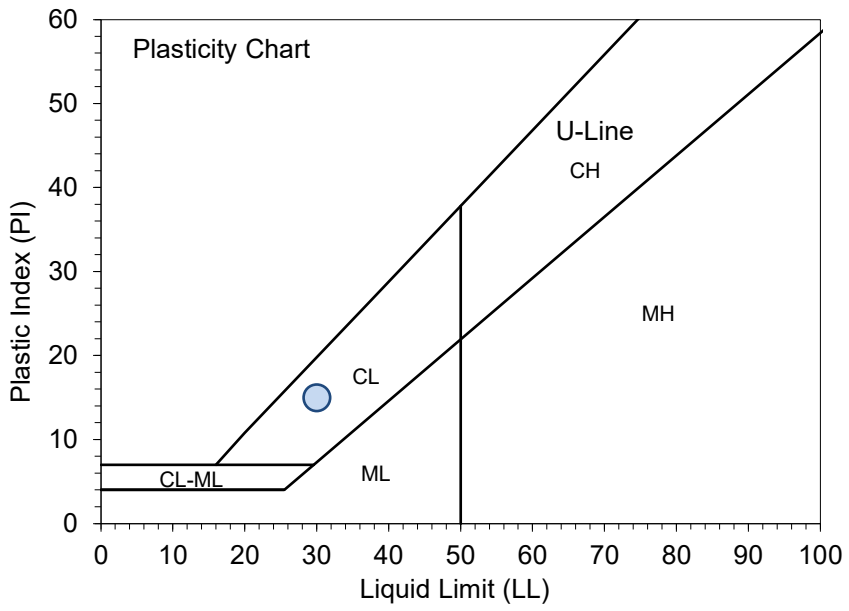
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	29	17
Wet Soil + Tare (g):	25.21	28.96	24.78
Dry Soil + Tare (g):	22.32	25.47	22.06
Moisture Loss (g):	2.89	3.49	2.72
Tare (g):	12.21	13.52	13.47
Dry Soil (g):	10.11	11.95	8.59
Moisture Content, w (%):	28.59	29.21	31.66
One-Point LL:		30	

Results

Liquid Limit, LL:	30
Plastic Limit, PL:	15
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - bn clay
As-received water content(%):	12.4	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

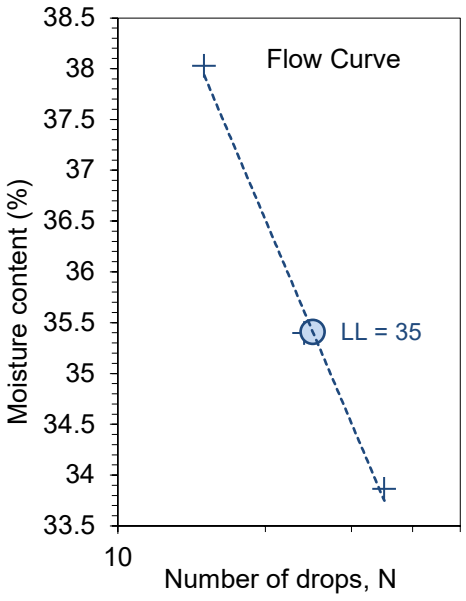
Determination No:	1	2
Wet Soil + Tare (g):	19.21	19.75
Dry Soil + Tare (g):	18.30	18.89
Moisture Loss (g):	0.91	0.86
Tare (g):	12.28	13.22
Dry Soil (g):	6.02	5.67
Moisture Content, w (%):	15.12	15.17

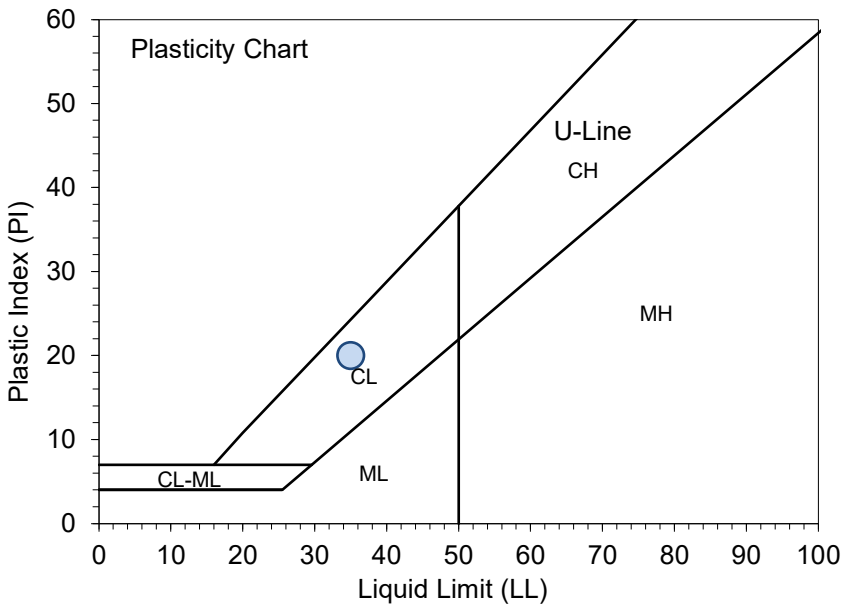
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	24	15
Wet Soil + Tare (g):	26.18	26.09	25.03
Dry Soil + Tare (g):	23.01	22.78	21.90
Moisture Loss (g):	3.17	3.31	3.13
Tare (g):	13.65	13.43	13.67
Dry Soil (g):	9.36	9.35	8.23
Moisture Content, w (%):	33.87	35.40	38.03
One-Point LL:		35	

Results

Liquid Limit, LL:	35
Plastic Limit, PL:	15
Plasticity Index, PI:	20





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 30-33 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn clay
As-received water content(%):	10.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

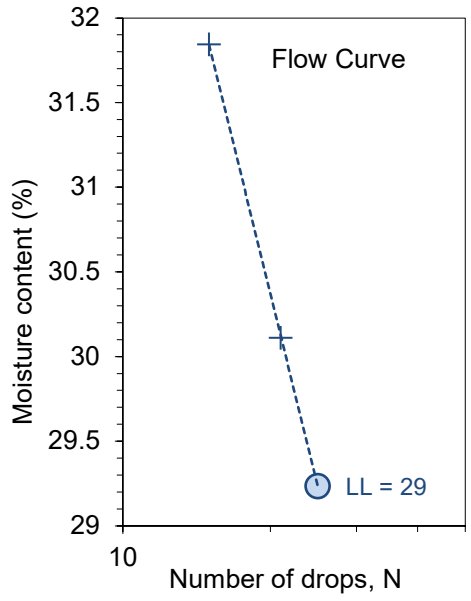
Determination No:	1	2
Wet Soil + Tare (g):	20.40	20.23
Dry Soil + Tare (g):	19.46	19.37
Moisture Loss (g):	0.94	0.86
Tare (g):	13.35	13.51
Dry Soil (g):	6.11	5.86
Moisture Content, w (%):	15.38	14.68

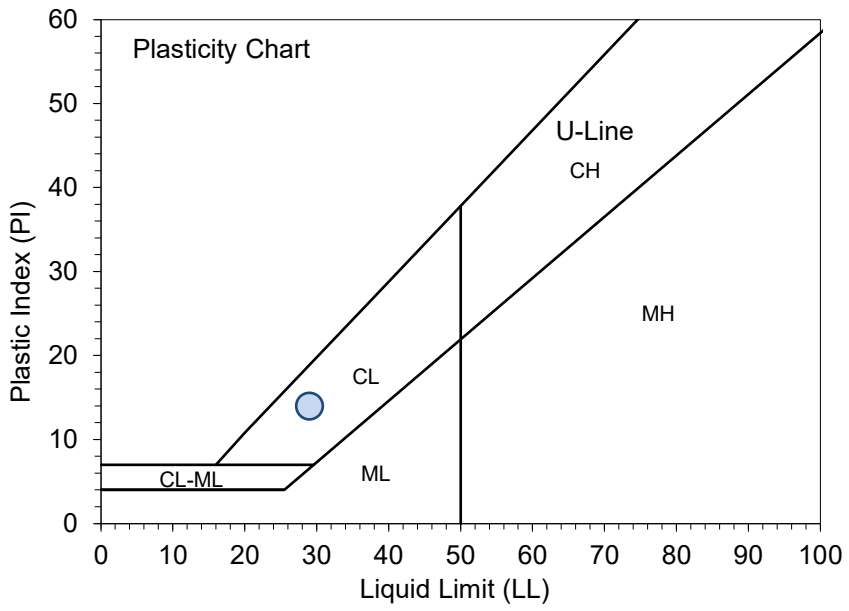
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	21	15
Wet Soil + Tare (g):	25.41	25.35	28.60
Dry Soil + Tare (g):	22.55	22.42	24.96
Moisture Loss (g):	2.86	2.93	3.64
Tare (g):	12.77	12.69	13.53
Dry Soil (g):	9.78	9.73	11.43
Moisture Content, w (%):	29.24	30.11	31.85
One-Point LL:	29	29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 7-10 ft

Tested by: MGS Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	It ol bn - bn clay
As-received water content(%):	21.8	Approximate maximum particle size:	No. 4
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

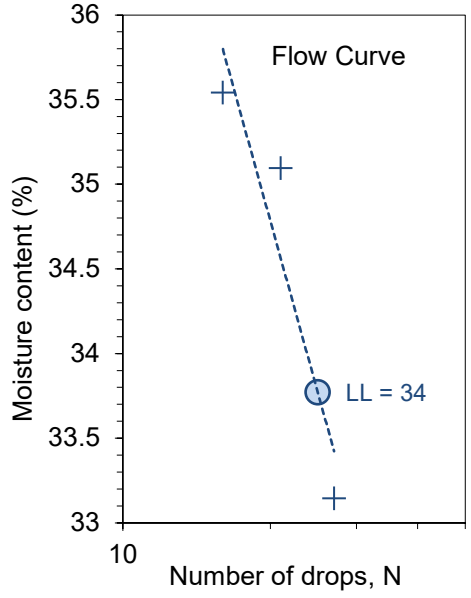
Determination No:	1	2
Wet Soil + Tare (g):	20.44	20.46
Dry Soil + Tare (g):	19.50	19.48
Moisture Loss (g):	0.94	0.98
Tare (g):	13.42	13.24
Dry Soil (g):	6.08	6.24
Moisture Content, w (%):	15.46	15.71

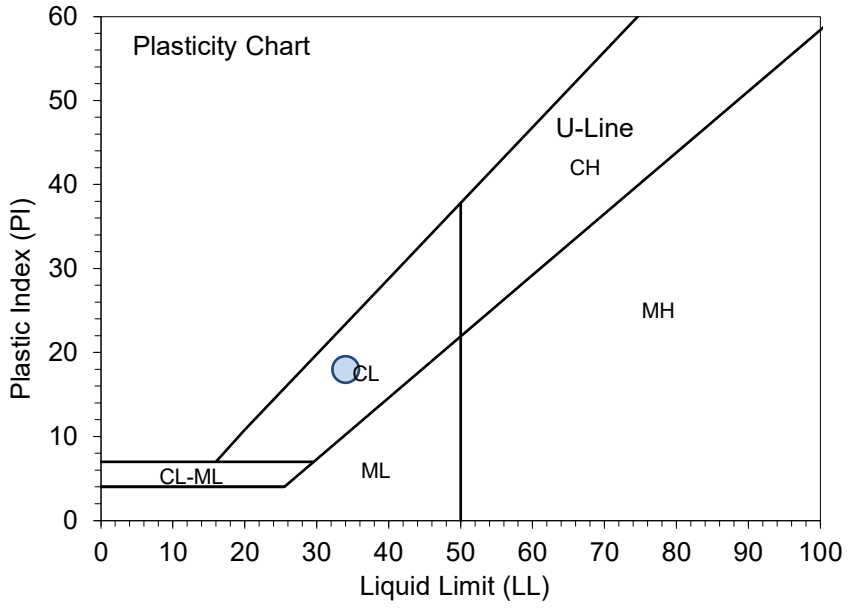
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	27	21	16
Wet Soil + Tare (g):	24.27	26.14	25.99
Dry Soil + Tare (g):	21.30	22.49	22.72
Moisture Loss (g):	2.97	3.65	3.27
Tare (g):	12.34	12.09	13.52
Dry Soil (g):	8.96	10.40	9.20
Moisture Content, w (%):	33.15	35.10	35.54
One-Point LL:	33	34	

Results

Liquid Limit, LL:	34
Plastic Limit, PL:	16
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	pl ol bn - lt bn silt
As-received water content(%):	6.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

Determination No:	1	2
Wet Soil + Tare (g):	21.13	20.64
Dry Soil + Tare (g):	20.21	19.72
Moisture Loss (g):	0.92	0.92
Tare (g):	13.54	12.92
Dry Soil (g):	6.67	6.80
Moisture Content, w (%):	13.79	13.53

Liquid Limit

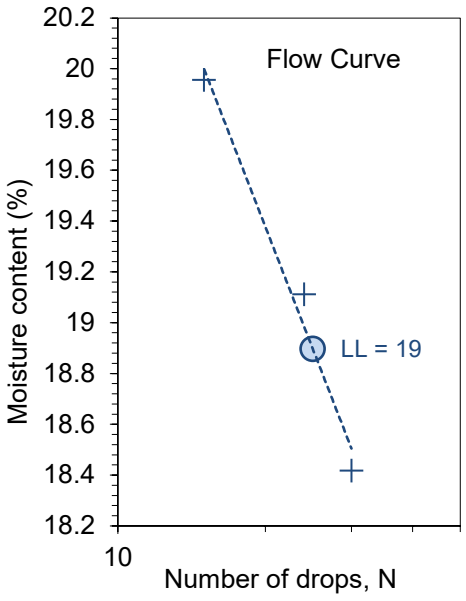
Determination No:	1	2	3
Number of Drops, N:	30	24	15
Wet Soil + Tare (g):	24.37	26.22	24.48
Dry Soil + Tare (g):	22.53	24.15	22.61
Moisture Loss (g):	1.84	2.07	1.87
Tare (g):	12.54	13.32	13.24
Dry Soil (g):	9.99	10.83	9.37
Moisture Content, w (%):	18.42	19.11	19.96
One-Point LL:	19	19	

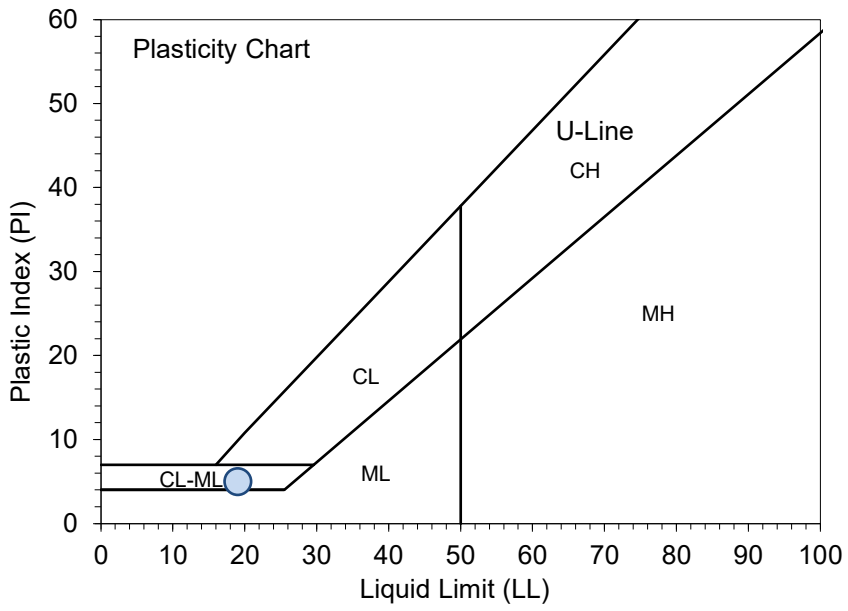
Results

Liquid Limit, LL: 19

Plastic Limit, PL: 14

Plasticity Index, PI: 5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - bn silt
As-received water content(%):	16.5	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

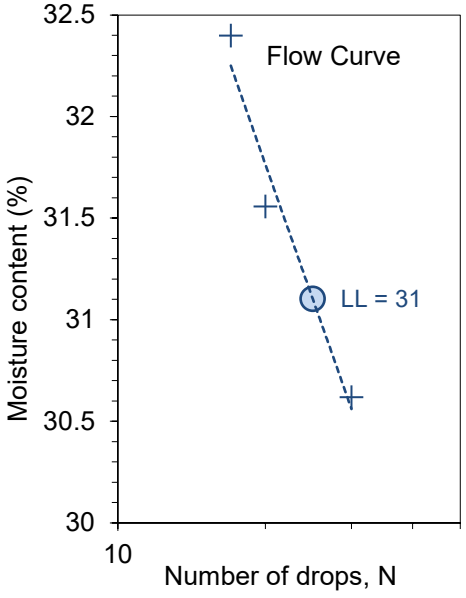
Determination No:	1	2
Wet Soil + Tare (g):	20.25	19.87
Dry Soil + Tare (g):	19.28	18.88
Moisture Loss (g):	0.97	0.99
Tare (g):	13.52	12.94
Dry Soil (g):	5.76	5.94
Moisture Content, w (%):	16.84	16.67

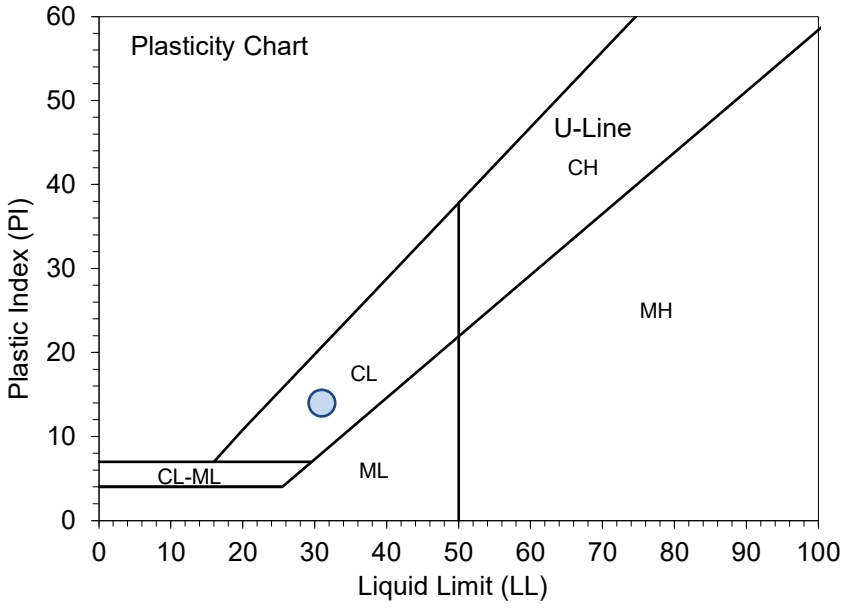
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	20	17
Wet Soil + Tare (g):	26.21	26.45	25.37
Dry Soil + Tare (g):	23.20	23.31	22.48
Moisture Loss (g):	3.01	3.14	2.89
Tare (g):	13.37	13.36	13.56
Dry Soil (g):	9.83	9.95	8.92
Moisture Content, w (%):	30.62	31.56	32.40
One-Point LL:	31	31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	17
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 30-33 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	10.1	Approximate maximum particle size:	2"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	25
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

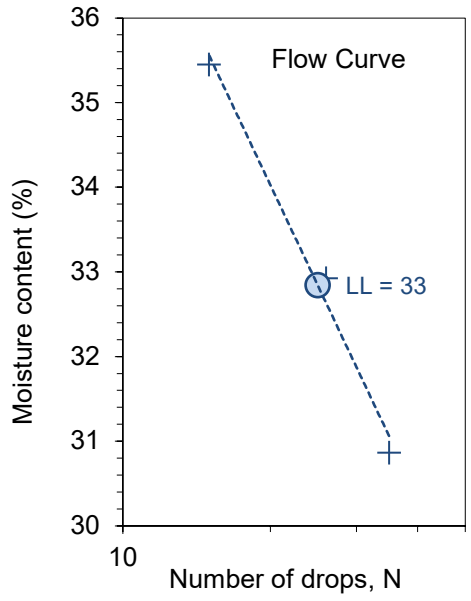
Determination No:	1	2
Wet Soil + Tare (g):	20.99	21.04
Dry Soil + Tare (g):	19.96	20.03
Moisture Loss (g):	1.03	1.01
Tare (g):	13.34	13.41
Dry Soil (g):	6.62	6.62
Moisture Content, w (%):	15.56	15.26

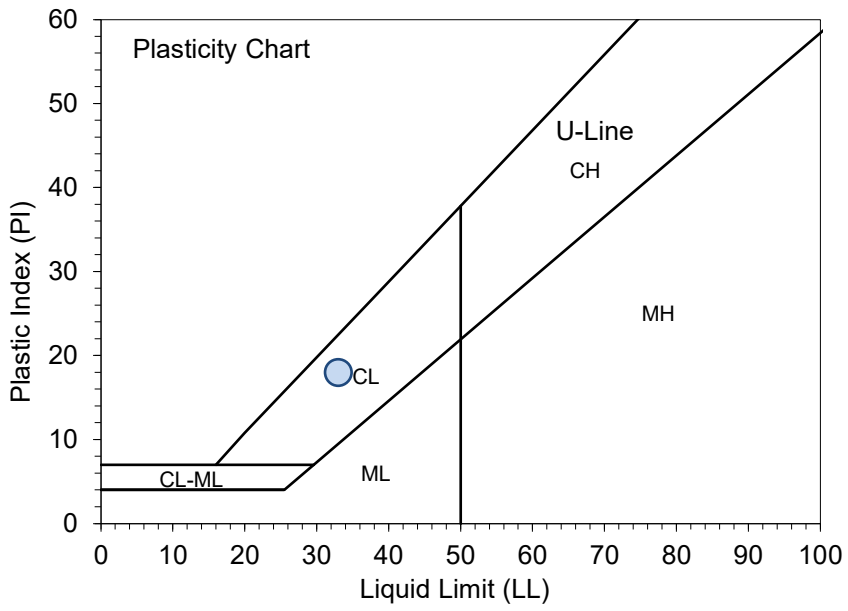
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	26	15
Wet Soil + Tare (g):	25.03	25.76	27.92
Dry Soil + Tare (g):	22.36	22.52	24.13
Moisture Loss (g):	2.67	3.24	3.79
Tare (g):	13.71	12.68	13.44
Dry Soil (g):	8.65	9.84	10.69
Moisture Content, w (%):	30.87	32.93	35.45
One-Point LL:		33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	15
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

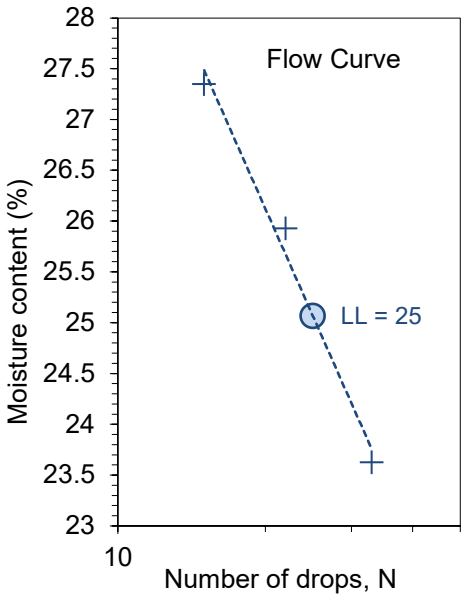
Determination No:	1	2
Wet Soil + Tare (g):	21.15	20.86
Dry Soil + Tare (g):	20.10	19.82
Moisture Loss (g):	1.05	1.04
Tare (g):	13.54	13.35
Dry Soil (g):	6.56	6.47
Moisture Content, w (%):	16.01	16.07

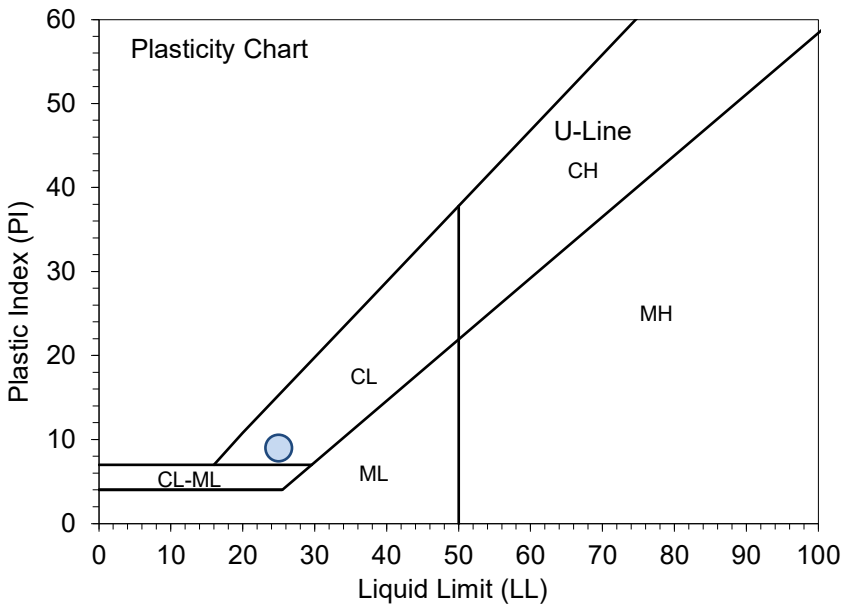
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	33	22	15
Wet Soil + Tare (g):	25.36	27.77	26.44
Dry Soil + Tare (g):	23.03	24.92	23.62
Moisture Loss (g):	2.33	2.85	2.82
Tare (g):	13.17	13.93	13.31
Dry Soil (g):	9.86	10.99	10.31
Moisture Content, w (%):	23.63	25.93	27.35
One-Point LL:		26	

Results

Liquid Limit, LL:	25
Plastic Limit, PL:	16
Plasticity Index, PI:	9





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Tested by: AT Date: 14-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Oven Dry	Laboratory sample description:	ol bn - lt bn clay
As-received water content(%):	13.7	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

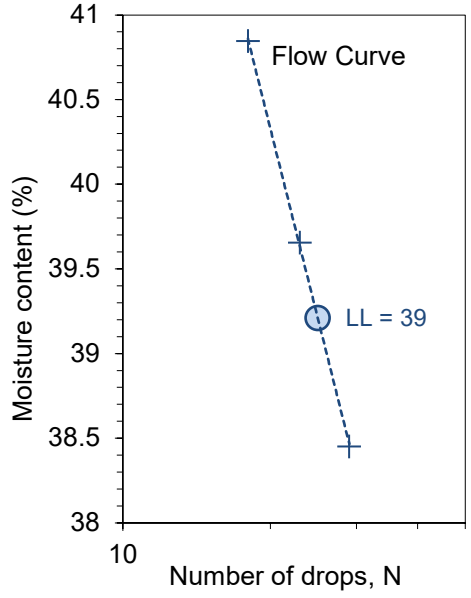
Determination No:	1	2
Wet Soil + Tare (g):	20.12	19.90
Dry Soil + Tare (g):	19.24	19.05
Moisture Loss (g):	0.88	0.85
Tare (g):	13.41	13.55
Dry Soil (g):	5.83	5.50
Moisture Content, w (%):	15.09	15.45

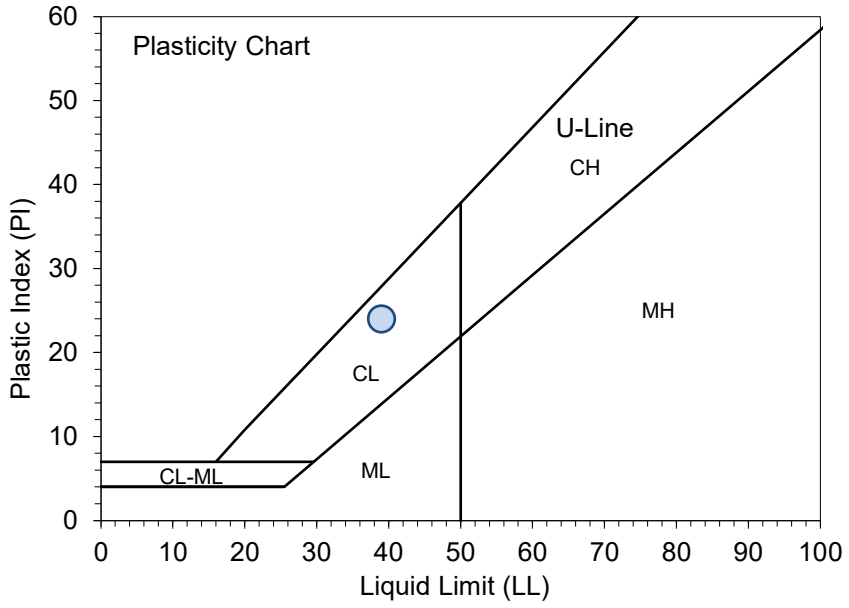
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	23	18
Wet Soil + Tare (g):	25.53	23.25	24.89
Dry Soil + Tare (g):	22.20	20.47	21.61
Moisture Loss (g):	3.33	2.78	3.28
Tare (g):	13.54	13.46	13.58
Dry Soil (g):	8.66	7.01	8.03
Moisture Content, w (%):	38.45	39.66	40.85
One-Point LL:	39	39	

Results

Liquid Limit, LL:	39
Plastic Limit, PL:	15
Plasticity Index, PI:	24





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Tested by: AT Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - yl bn clay
As-received water content(%):	16.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

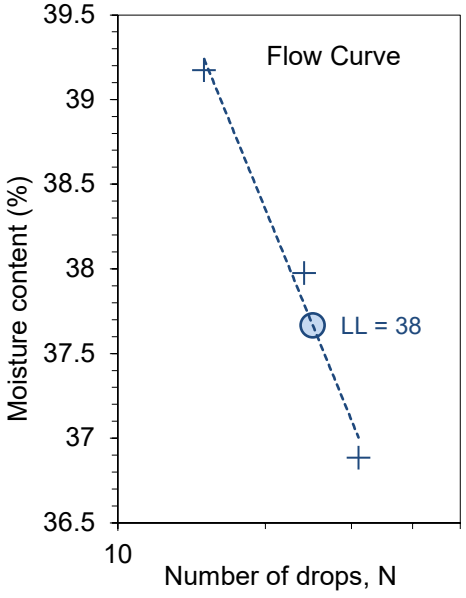
Determination No:	1	2
Wet Soil + Tare (g):	19.43	20.15
Dry Soil + Tare (g):	18.38	18.97
Moisture Loss (g):	1.05	1.18
Tare (g):	13.17	13.33
Dry Soil (g):	5.21	5.64
Moisture Content, w (%):	20.15	20.92

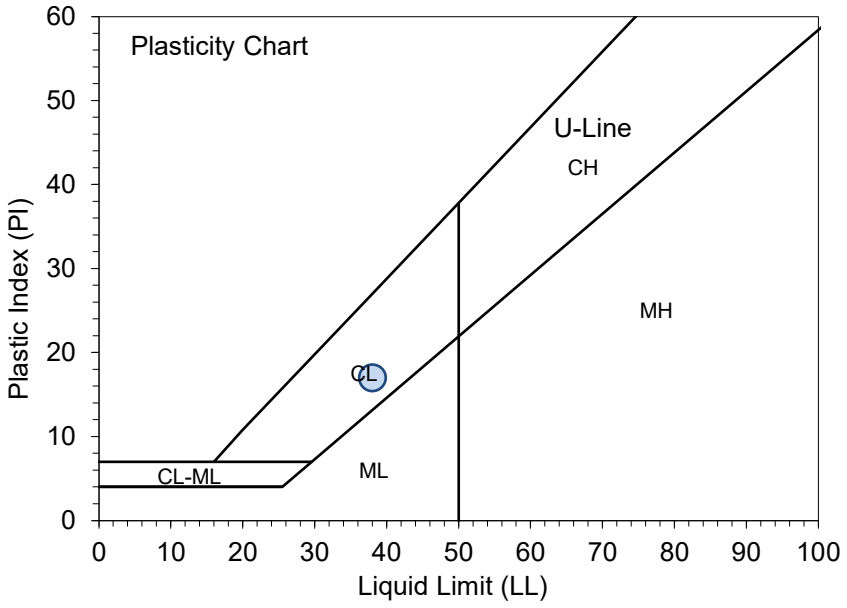
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	24	15
Wet Soil + Tare (g):	24.39	24.09	24.32
Dry Soil + Tare (g):	21.38	21.20	21.28
Moisture Loss (g):	3.01	2.89	3.04
Tare (g):	13.22	13.59	13.52
Dry Soil (g):	8.16	7.61	7.76
Moisture Content, w (%):	36.89	37.98	39.18
One-Point LL:		38	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	21
Plasticity Index, PI:	17





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 17.5-19 ft

Tested by: AT Date: 14-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - lt bn clay
As-received water content(%):	13.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

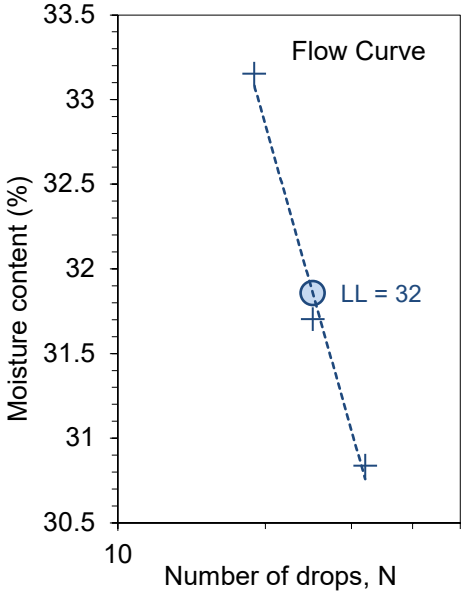
Determination No:	1	2
Wet Soil + Tare (g):	19.95	20.16
Dry Soil + Tare (g):	19.14	19.35
Moisture Loss (g):	0.81	0.81
Tare (g):	13.37	13.72
Dry Soil (g):	5.77	5.63
Moisture Content, w (%):	14.04	14.39

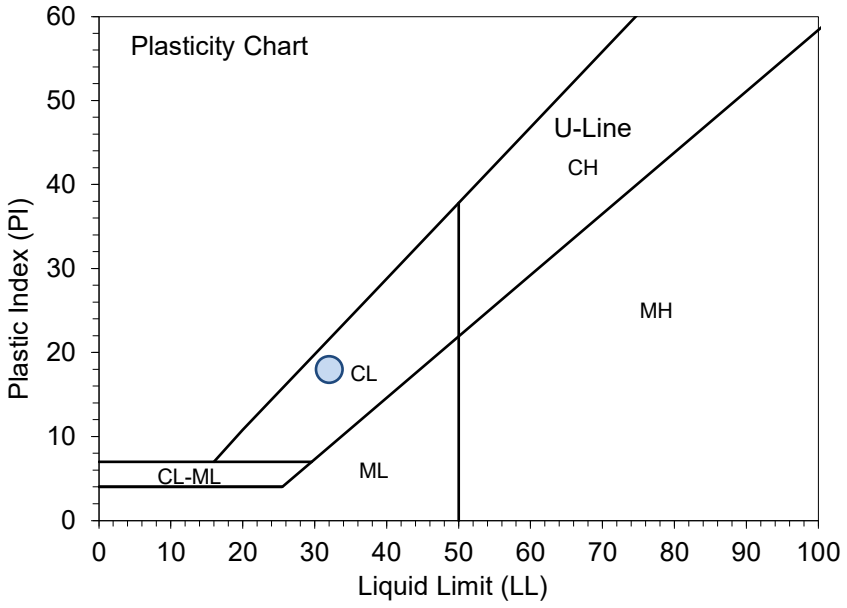
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	25	19
Wet Soil + Tare (g):	24.78	24.96	26.04
Dry Soil + Tare (g):	22.10	22.17	22.95
Moisture Loss (g):	2.68	2.79	3.09
Tare (g):	13.41	13.37	13.63
Dry Soil (g):	8.69	8.80	9.32
Moisture Content, w (%):	30.84	31.70	33.15
One-Point LL:		32	

Results

Liquid Limit, LL:	32
Plastic Limit, PL:	14
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn clay
As-received water content(%):	7.1	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

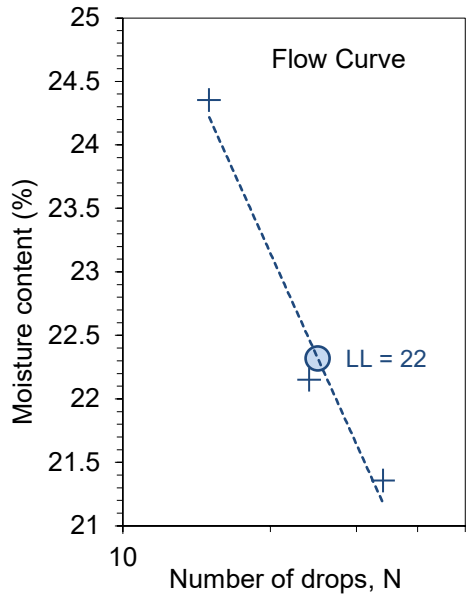
Determination No:	1	2
Wet Soil + Tare (g):	21.19	21.07
Dry Soil + Tare (g):	20.16	20.08
Moisture Loss (g):	1.03	0.99
Tare (g):	13.51	13.52
Dry Soil (g):	6.65	6.56
Moisture Content, w (%):	15.49	15.09

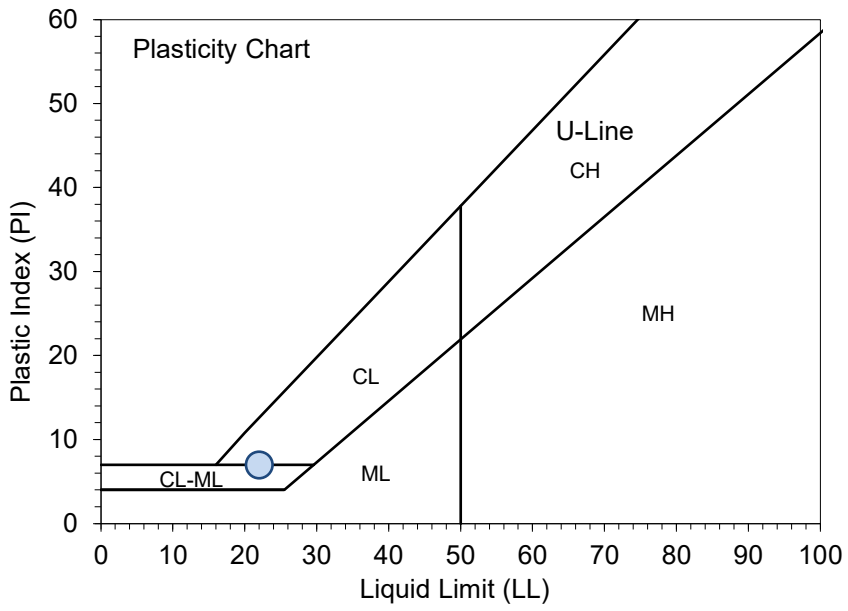
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	24	15
Wet Soil + Tare (g):	26.21	23.44	27.01
Dry Soil + Tare (g):	23.95	21.63	24.37
Moisture Loss (g):	2.26	1.81	2.64
Tare (g):	13.37	13.46	13.53
Dry Soil (g):	10.58	8.17	10.84
Moisture Content, w (%):	21.36	22.15	24.35
One-Point LL:		22	

Results

Liquid Limit, LL:	22
Plastic Limit, PL:	15
Plasticity Index, PI:	7





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 5-7 ft

Tested by: AT Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn clay
As-received water content(%):	10.2	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

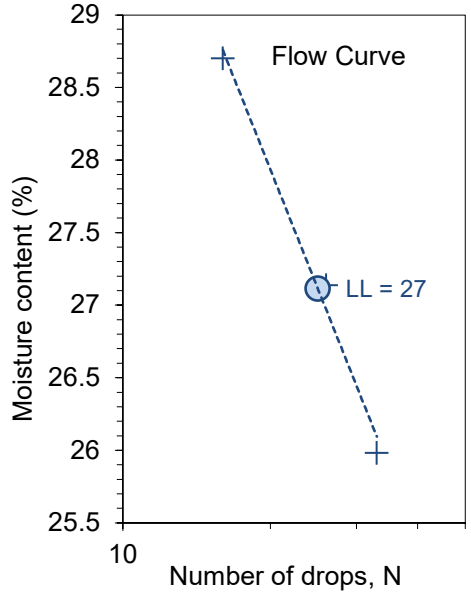
Determination No:	1	2
Wet Soil + Tare (g):	21.43	19.90
Dry Soil + Tare (g):	20.42	18.89
Moisture Loss (g):	1.01	1.01
Tare (g):	13.70	12.28
Dry Soil (g):	6.72	6.61
Moisture Content, w (%):	15.03	15.28

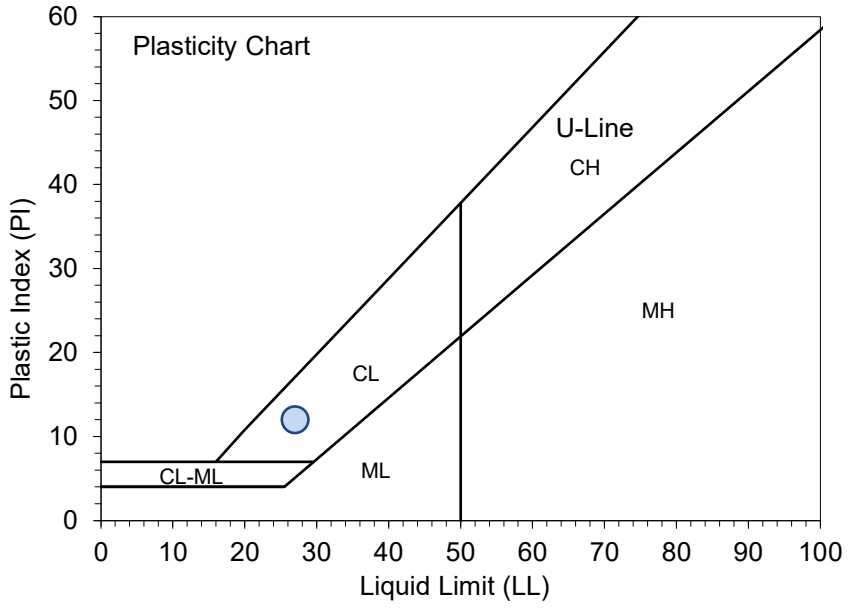
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	33	26	16
Wet Soil + Tare (g):	27.08	27.26	26.22
Dry Soil + Tare (g):	24.24	24.31	23.41
Moisture Loss (g):	2.84	2.95	2.81
Tare (g):	13.31	13.44	13.62
Dry Soil (g):	10.93	10.87	9.79
Moisture Content, w (%):	25.98	27.14	28.70
One-Point LL:		27	

Results

Liquid Limit, LL:	27
Plastic Limit, PL:	15
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 10-12 ft

Tested by: CML Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn silt
As-received water content(%):	12.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

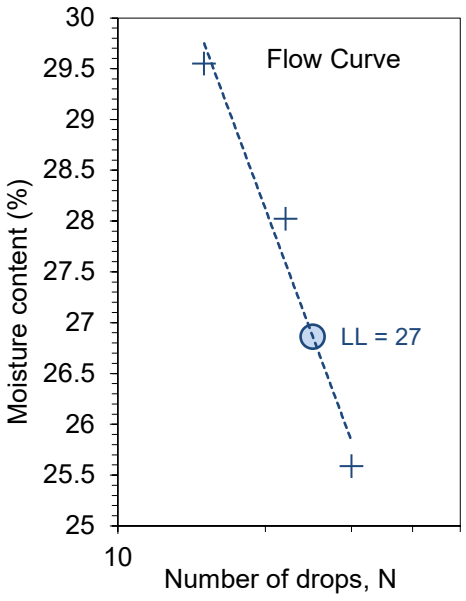
Determination No:	1	2
Wet Soil + Tare (g):	21.25	21.25
Dry Soil + Tare (g):	20.12	20.16
Moisture Loss (g):	1.13	1.09
Tare (g):	13.48	13.69
Dry Soil (g):	6.64	6.47
Moisture Content, w (%):	17.02	16.85

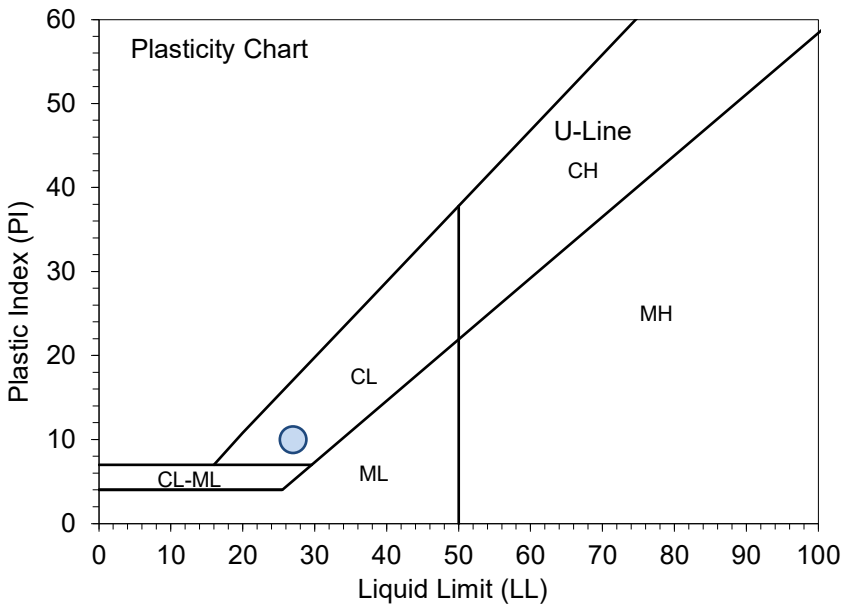
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	22	15
Wet Soil + Tare (g):	26.06	25.37	26.24
Dry Soil + Tare (g):	23.47	22.80	23.27
Moisture Loss (g):	2.59	2.57	2.97
Tare (g):	13.35	13.63	13.22
Dry Soil (g):	10.12	9.17	10.05
Moisture Content, w (%):	25.59	28.03	29.55
One-Point LL:	26	28	

Results

Liquid Limit, LL:	27
Plastic Limit, PL:	17
Plasticity Index, PI:	10





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 20-21 ft

Tested by: PJF Date: 14-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn clay
As-received water content(%):	10.6	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

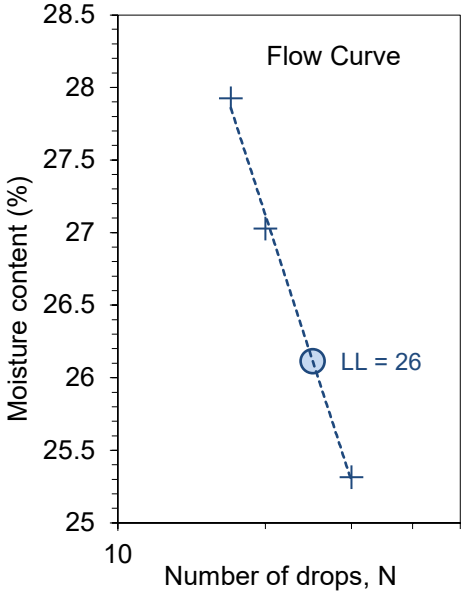
Determination No:	1	2
Wet Soil + Tare (g):	20.36	20.51
Dry Soil + Tare (g):	19.50	19.65
Moisture Loss (g):	0.86	0.86
Tare (g):	13.51	13.56
Dry Soil (g):	5.99	6.09
Moisture Content, w (%):	14.36	14.12

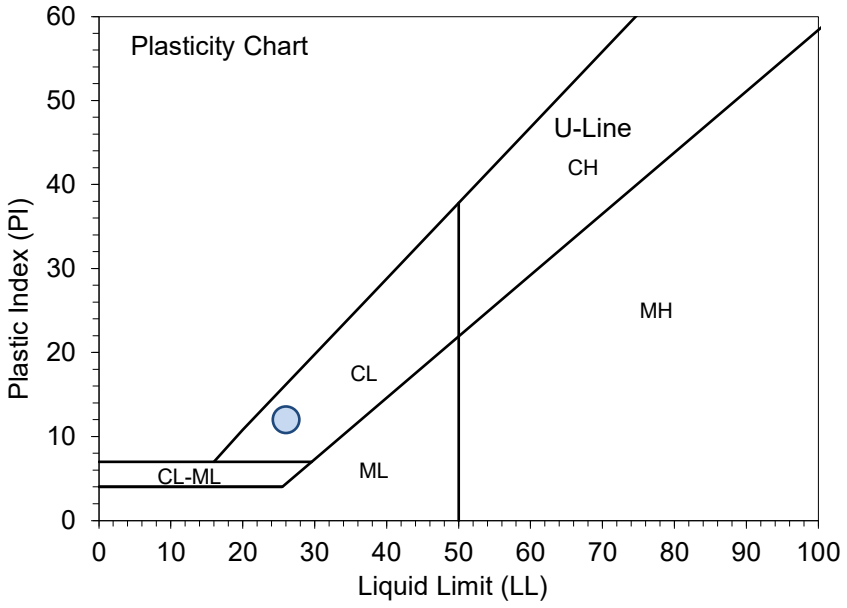
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	20	17
Wet Soil + Tare (g):	27.36	25.95	26.13
Dry Soil + Tare (g):	24.56	23.02	23.34
Moisture Loss (g):	2.80	2.93	2.79
Tare (g):	13.50	12.18	13.35
Dry Soil (g):	11.06	10.84	9.99
Moisture Content, w (%):	25.32	27.03	27.93
One-Point LL:	26	26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	14
Plasticity Index, PI:	12





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Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 18-19 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - bn clay

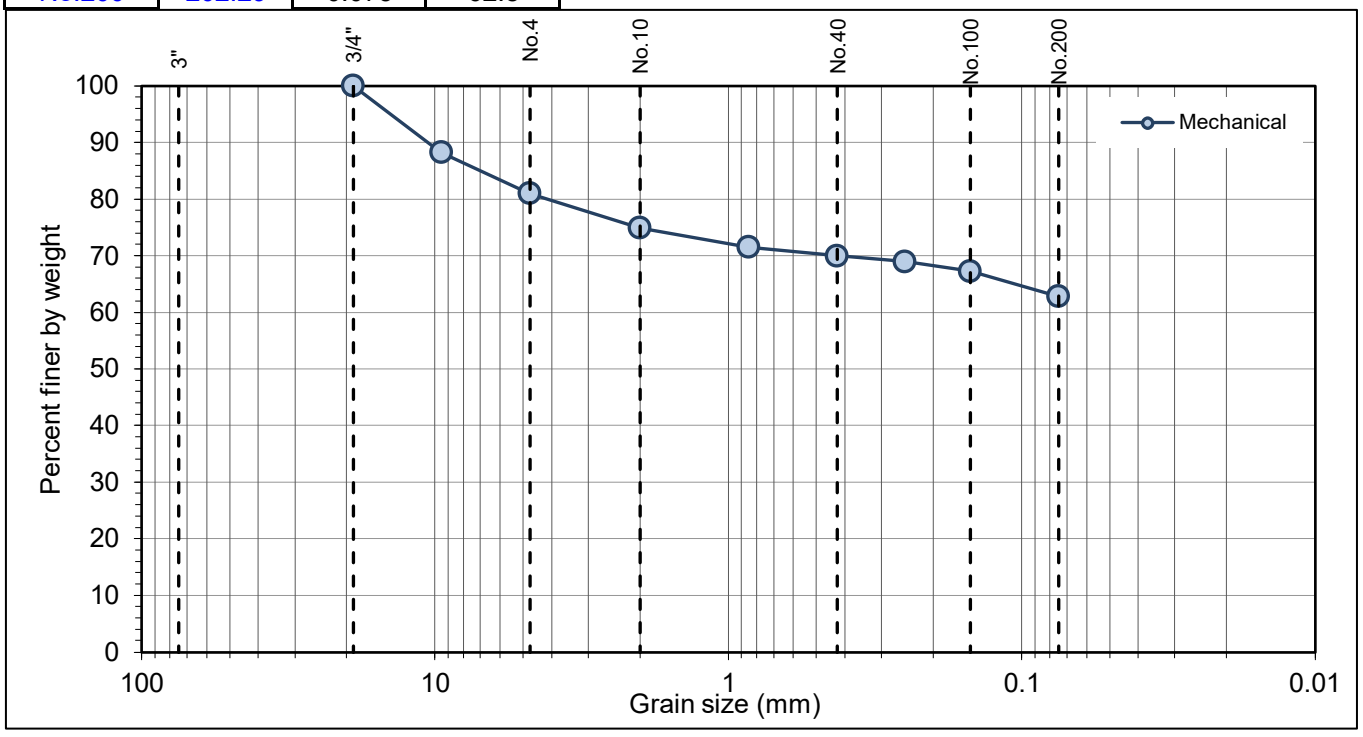
Reduced by: AT Comments: 1.5" rock not included in curve (274.56 g).

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	611.04	543.90
	-	
	611.04	543.90
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	806.82
Dry soil + tare (g):	-	739.68
Tare (g):	-	195.78
Moisture content (%):	0.0	12.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	63.83	9.5	88.3
No.4	103.44	4.75	81.0
No.10	136.66	2	74.9
No.20	154.83	0.85	71.5
No.40	163.20	0.425	70.0
No.60	168.87	0.25	69.0
No.100	177.88	0.15	67.3
No.200	202.29	0.075	62.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 27-29 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: bn - gy clay

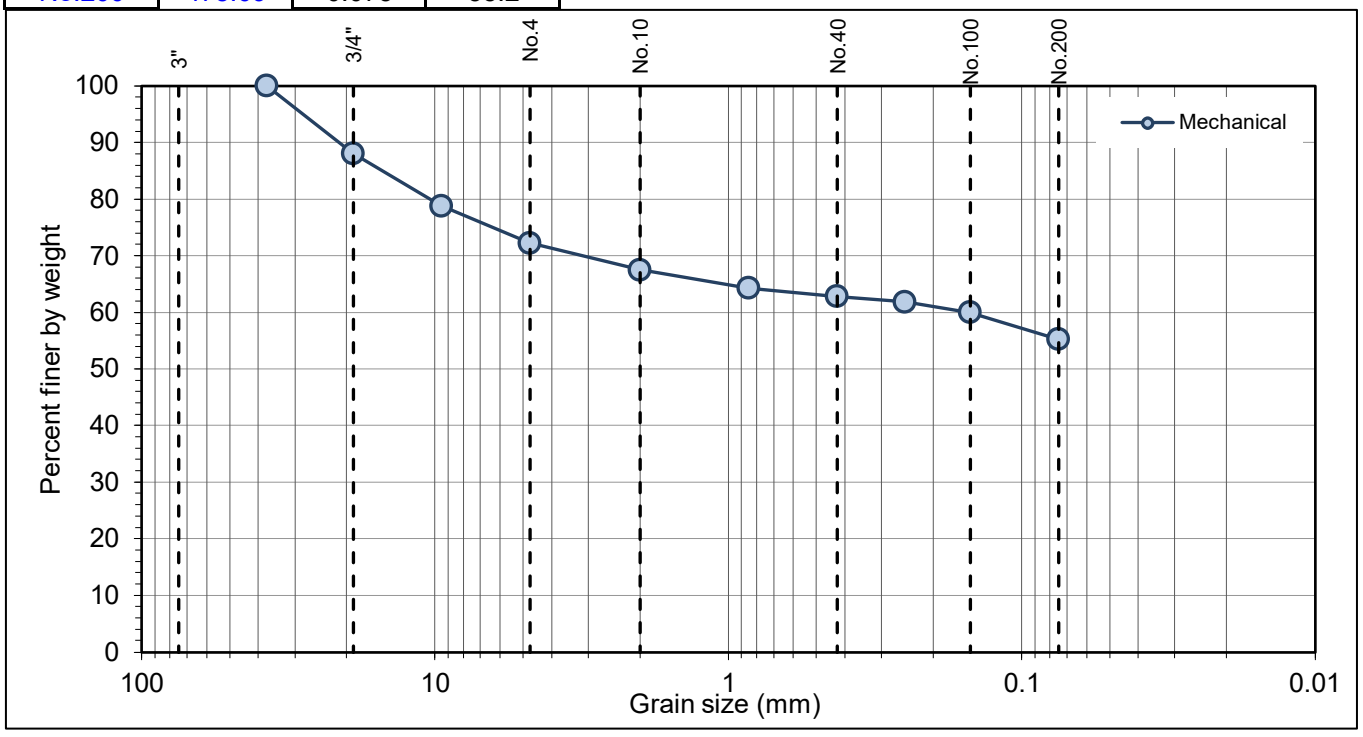
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1176.70	1060.40
	-	
	1176.70	1060.40
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1190.54
Dry soil + tare (g):	-	1074.24
Tare (g):	-	13.84
Moisture content (%):	0.0	11.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	126.52	19	88.1
3/8"	224.74	9.5	78.8
No.4	294.18	4.75	72.3
No.10	344.98	2	67.5
No.20	378.88	0.85	64.3
No.40	394.65	0.425	62.8
No.60	404.46	0.25	61.9
No.100	424.49	0.15	60.0
No.200	475.09	0.075	55.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 54.5-57 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - dk gy clay

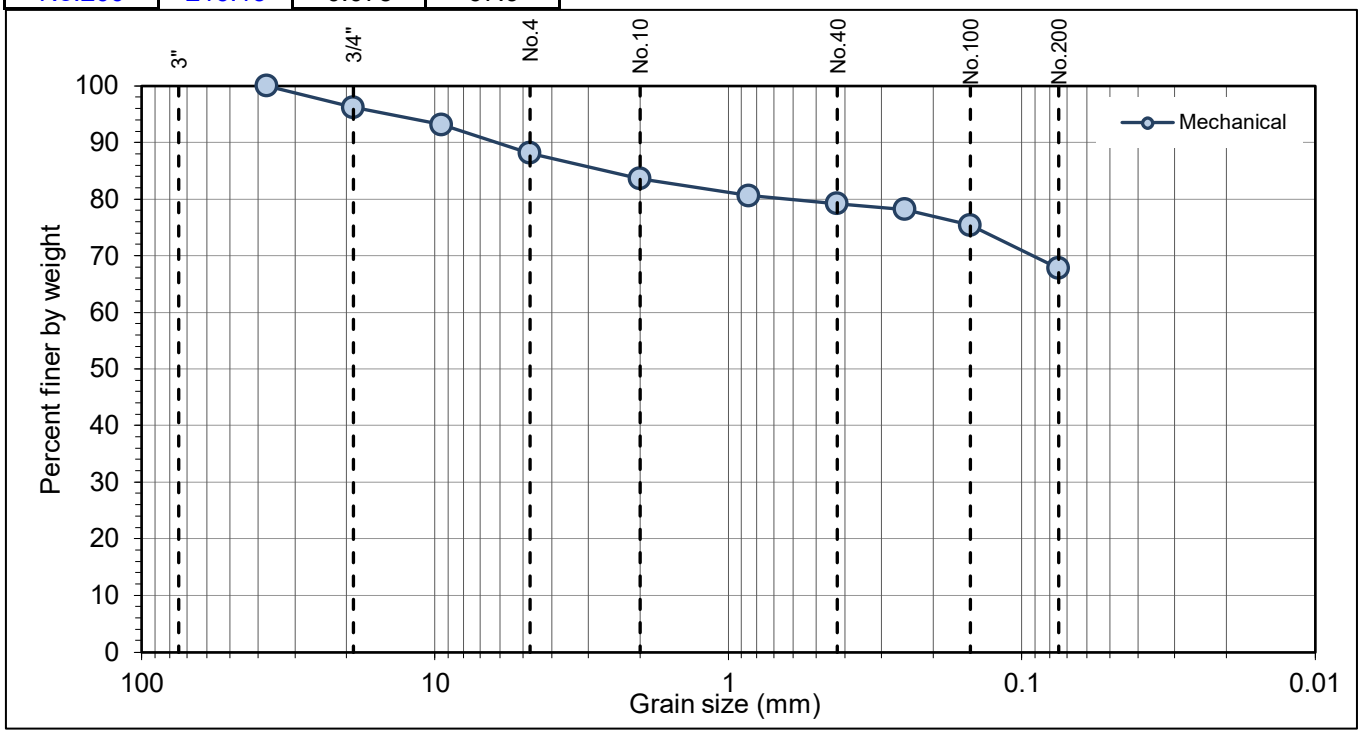
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	756.76	672.36
	-	
	756.76	672.36
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	953.45
Dry soil + tare (g):	-	869.05
Tare (g):	-	196.69
Moisture content (%):	0.0	12.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	25.43	19	96.2
3/8"	45.79	9.5	93.2
No.4	79.85	4.75	88.1
No.10	110.12	2	83.6
No.20	130.27	0.85	80.6
No.40	139.92	0.425	79.2
No.60	146.52	0.25	78.2
No.100	165.51	0.15	75.4
No.200	216.13	0.075	67.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 67-69 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: dk gy - lt bn clay

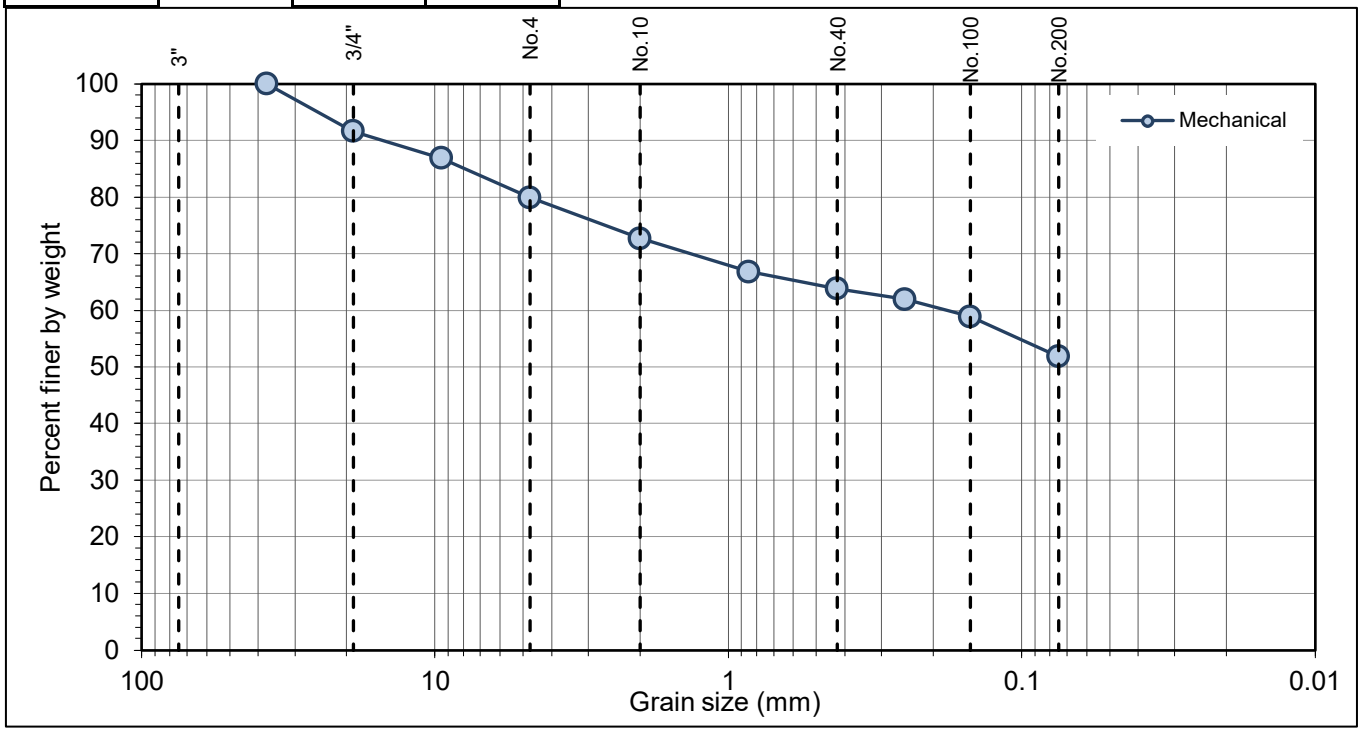
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	651.92	592.70
	-	
	651.92	592.70
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	847.34
Dry soil + tare (g):	-	788.12
Tare (g):	-	195.42
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	49.64	19	91.6
3/8"	77.83	9.5	86.9
No.4	119.04	4.75	79.9
No.10	161.80	2	72.7
No.20	196.75	0.85	66.8
No.40	214.54	0.425	63.8
No.60	225.55	0.25	61.9
No.100	243.72	0.15	58.9
No.200	285.30	0.075	51.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 72.5-75 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - dk gy clay

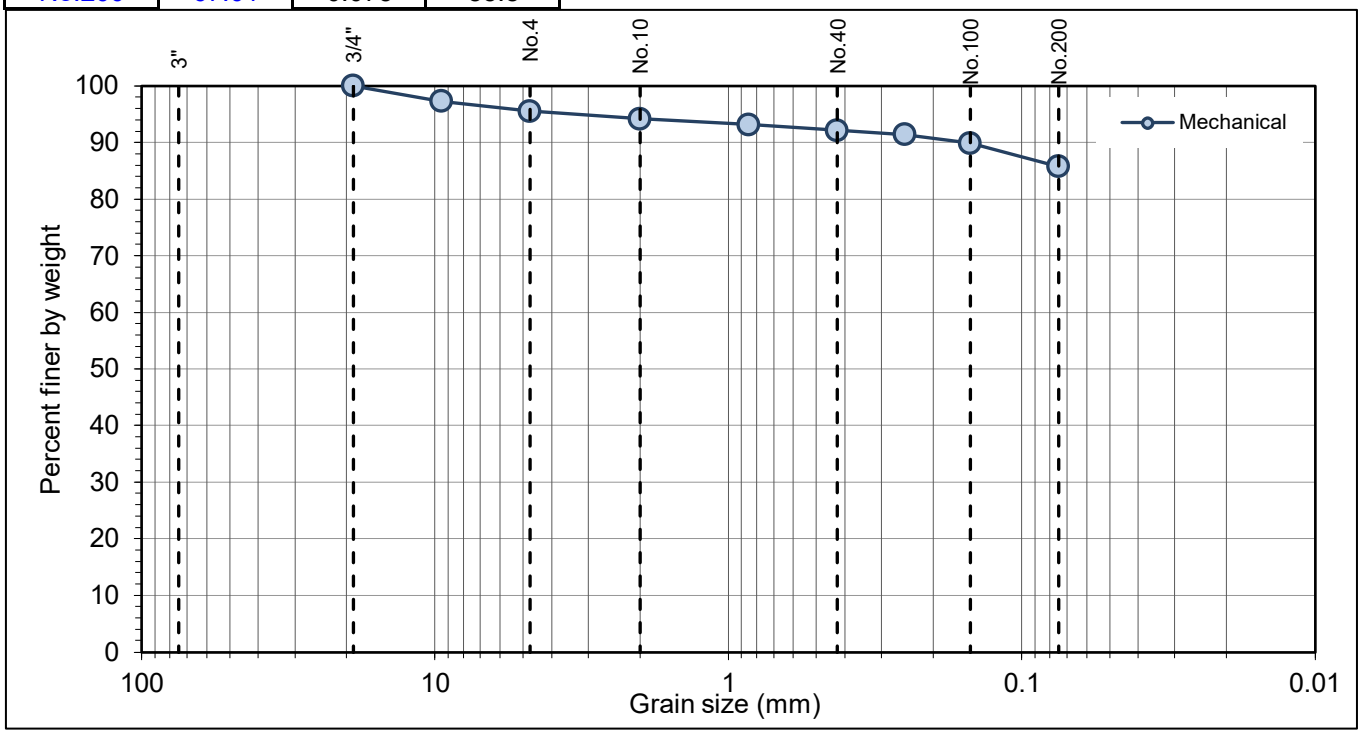
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	570.23	472.61
	-	
	570.23	472.61
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	688.39
Dry soil + tare (g):	-	590.77
Tare (g):	-	118.16
Moisture content (%):	0.0	20.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	12.74	9.5	97.3
No.4	21.18	4.75	95.5
No.10	27.46	2	94.2
No.20	32.38	0.85	93.1
No.40	36.99	0.425	92.2
No.60	40.67	0.25	91.4
No.100	47.81	0.15	89.9
No.200	67.01	0.075	85.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 14.5-16 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - ol bn clay

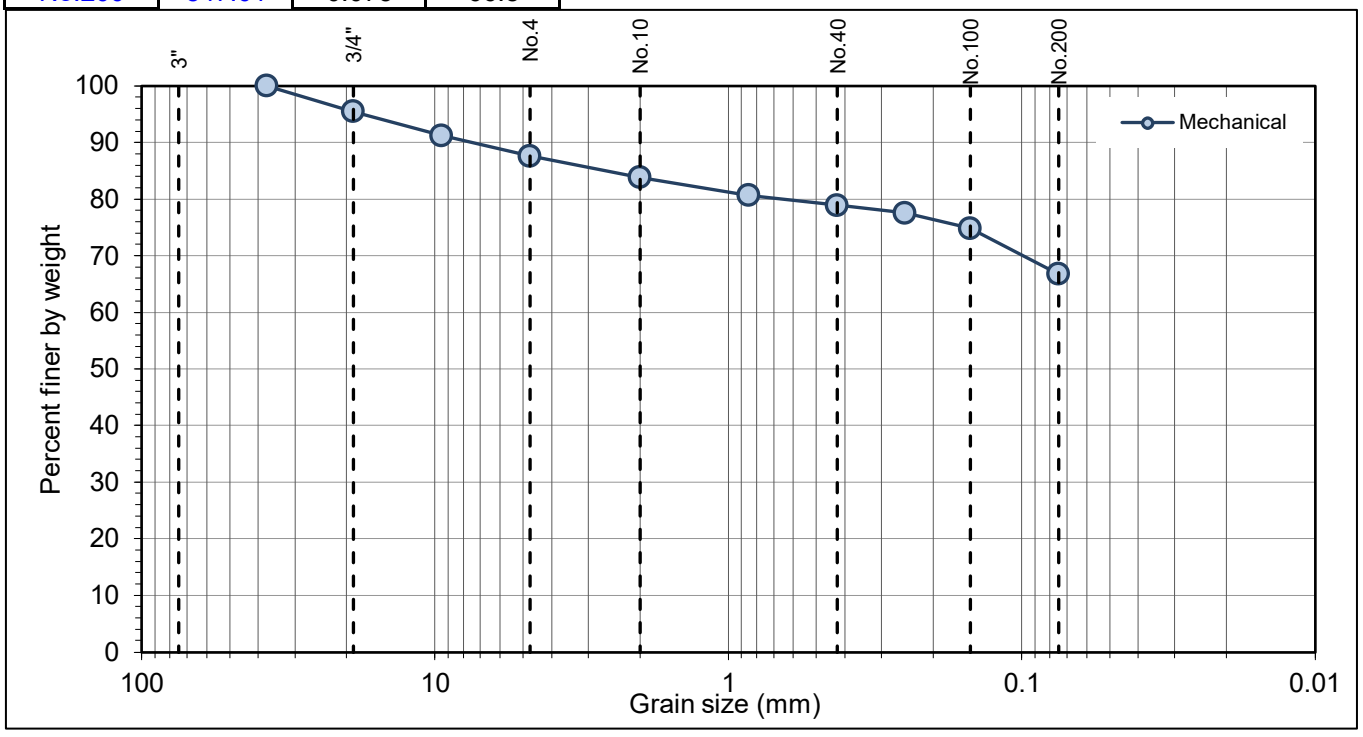
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1841.90	1646.32
	-	
	1841.90	1646.32
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2264.09
Dry soil + tare (g):	-	2068.51
Tare (g):	-	422.19
Moisture content (%):	0.0	11.9

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	74.19	19	95.5
3/8"	144.60	9.5	91.2
No.4	203.84	4.75	87.6
No.10	266.51	2	83.8
No.20	318.13	0.85	80.7
No.40	347.49	0.425	78.9
No.60	369.50	0.25	77.6
No.100	413.96	0.15	74.9
No.200	547.01	0.075	66.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - ol bn clay

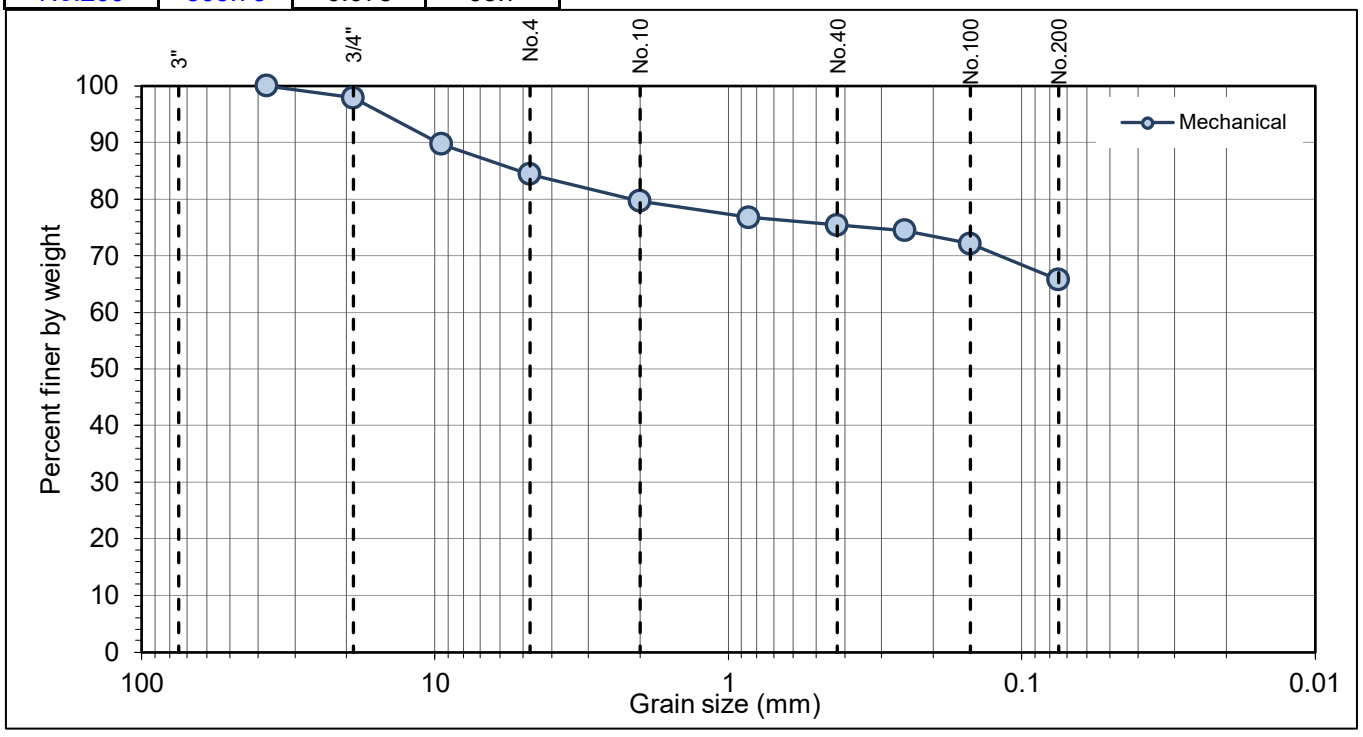
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1666.16	1470.26
	-	
	1666.16	1470.26
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2104.69
Dry soil + tare (g):	-	1908.79
Tare (g):	-	438.53
Moisture content (%):	0.0	13.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	30.28	19	97.9
3/8"	150.96	9.5	89.7
No.4	229.44	4.75	84.4
No.10	298.96	2	79.7
No.20	341.90	0.85	76.7
No.40	361.85	0.425	75.4
No.60	375.86	0.25	74.4
No.100	409.90	0.15	72.1
No.200	503.73	0.075	65.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 32-35 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - dk yl bn clay

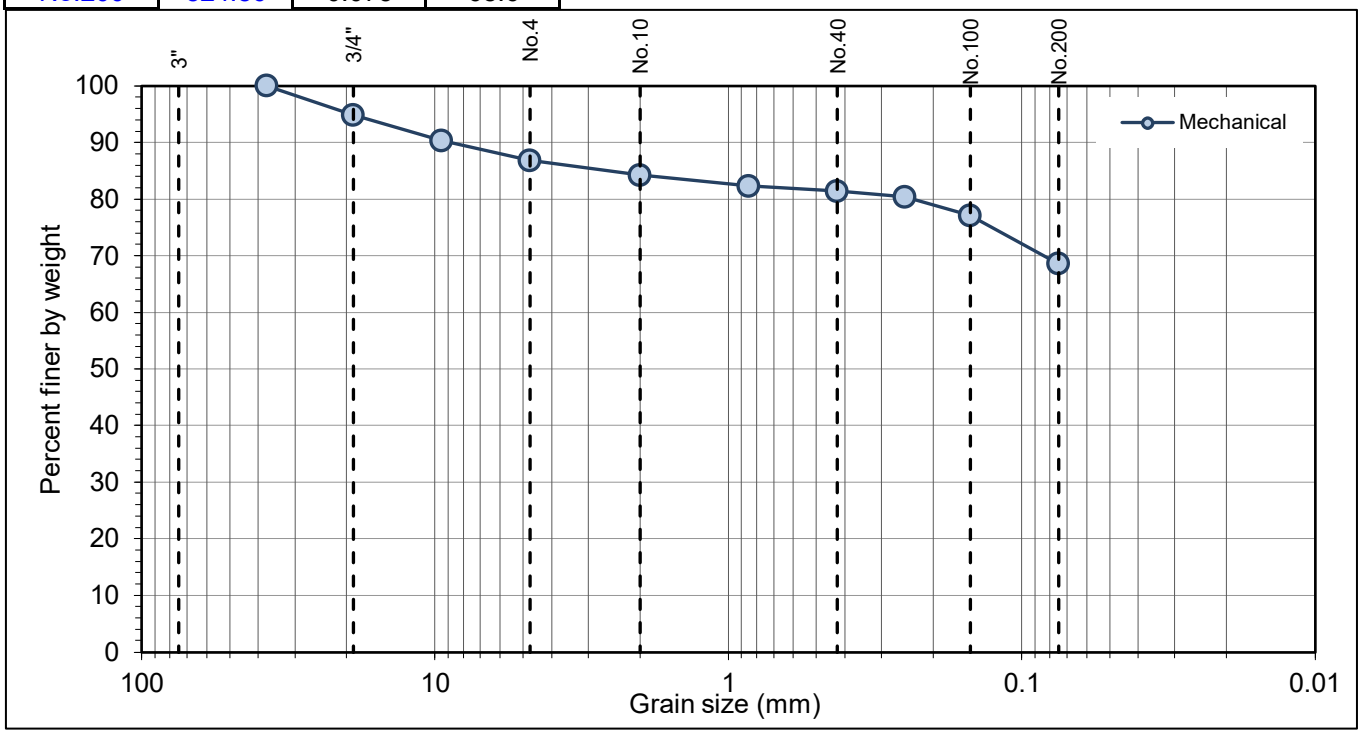
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1913.95	1670.91
	-	
	1913.95	1670.91
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2453.36
Dry soil + tare (g):	-	2210.32
Tare (g):	-	539.41
Moisture content (%):	0.0	14.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	85.48	19	94.9
3/8"	161.21	9.5	90.4
No.4	219.81	4.75	86.8
No.10	263.64	2	84.2
No.20	295.15	0.85	82.3
No.40	311.17	0.425	81.4
No.60	327.50	0.25	80.4
No.100	382.33	0.15	77.1
No.200	524.86	0.075	68.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 38.5-40 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - ol bn clay

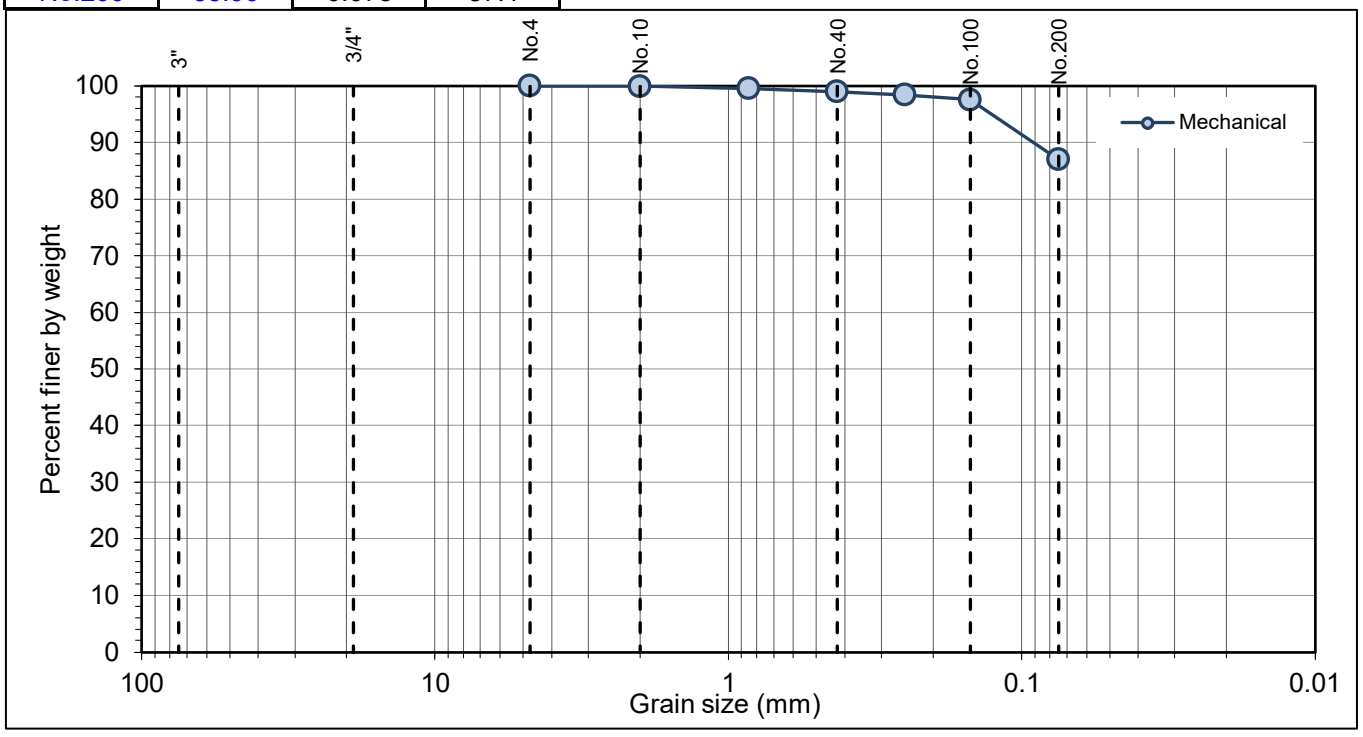
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	321.05	278.08
	-	
	321.05	278.08
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	448.30
Dry soil + tare (g):	-	405.33
Tare (g):	-	127.25
Moisture content (%):	0.0	15.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	-
No.4	-	4.75	100.0
No.10	0.15	2	99.9
No.20	1.17	0.85	99.6
No.40	2.85	0.425	99.0
No.60	4.46	0.25	98.4
No.100	6.75	0.15	97.6
No.200	35.96	0.075	87.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 52-55 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: gy - ol bn clay

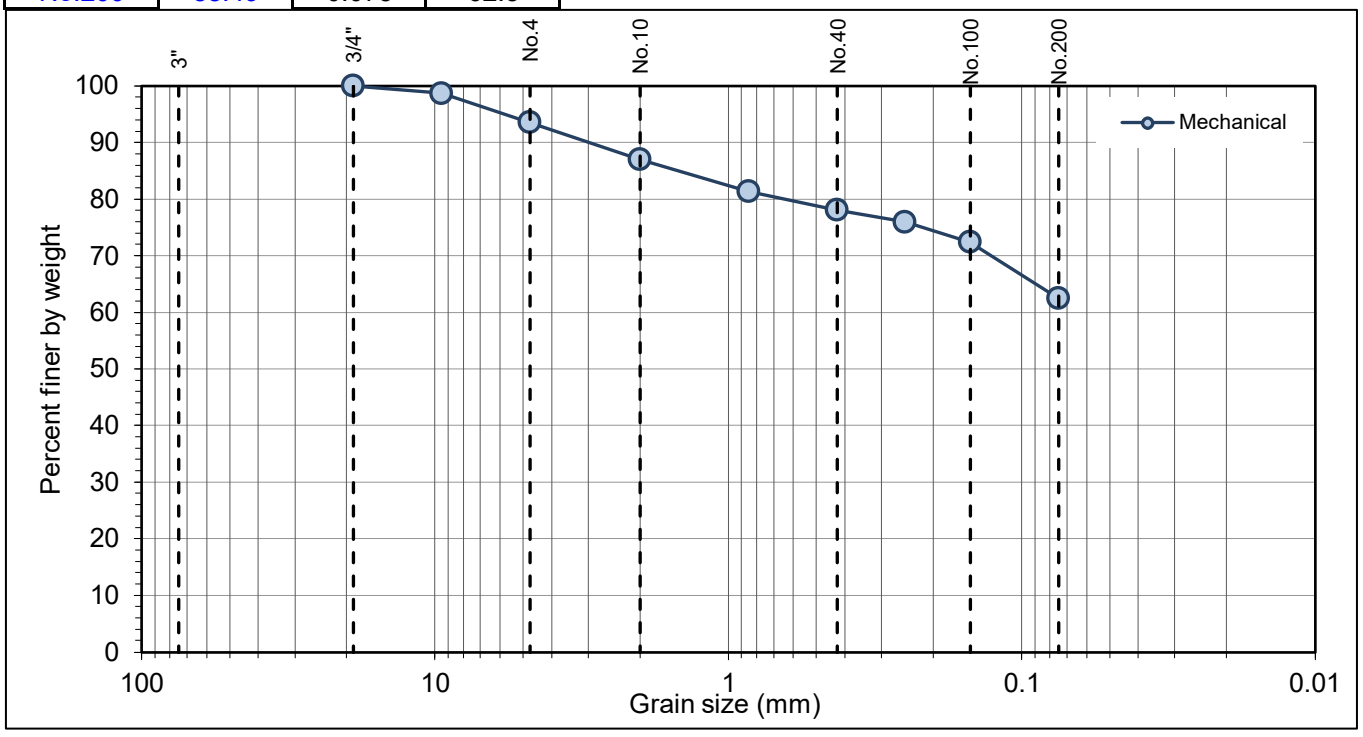
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	262.98	235.69
	-	
	262.98	235.69
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	460.49
Dry soil + tare (g):	-	433.20
Tare (g):	-	197.51
Moisture content (%):	0.0	11.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	3.09	9.5	98.7
No.4	15.18	4.75	93.6
No.10	30.60	2	87.0
No.20	44.01	0.85	81.3
No.40	51.69	0.425	78.1
No.60	56.57	0.25	76.0
No.100	65.04	0.15	72.4
No.200	88.49	0.075	62.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 60-62 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt bn - bn clay

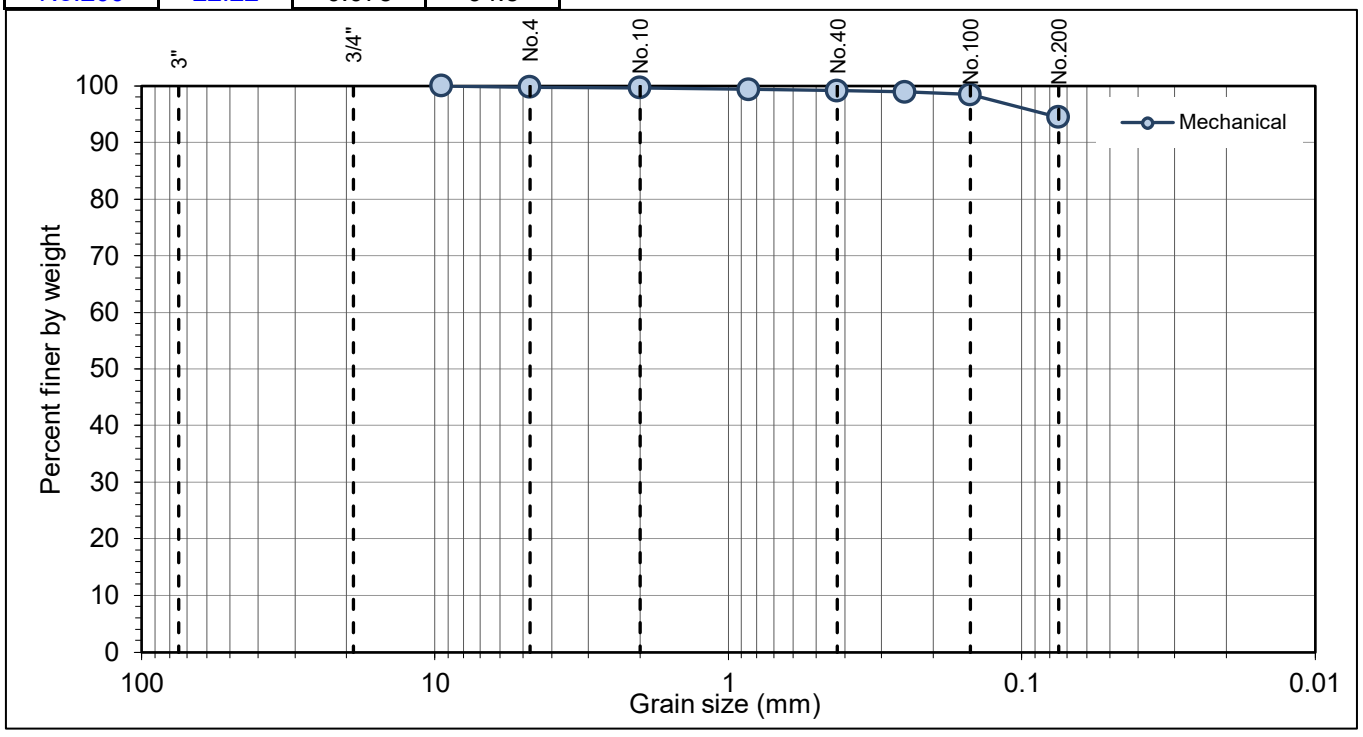
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	460.33	404.88
	-	
	460.33	404.88
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	656.13
Dry soil + tare (g):	-	600.68
Tare (g):	-	195.80
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	0.93	4.75	99.8
No.10	1.29	2	99.7
No.20	2.54	0.85	99.4
No.40	3.42	0.425	99.2
No.60	4.29	0.25	98.9
No.100	6.05	0.15	98.5
No.200	22.22	0.075	94.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 64.5-67 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - ol bn clay

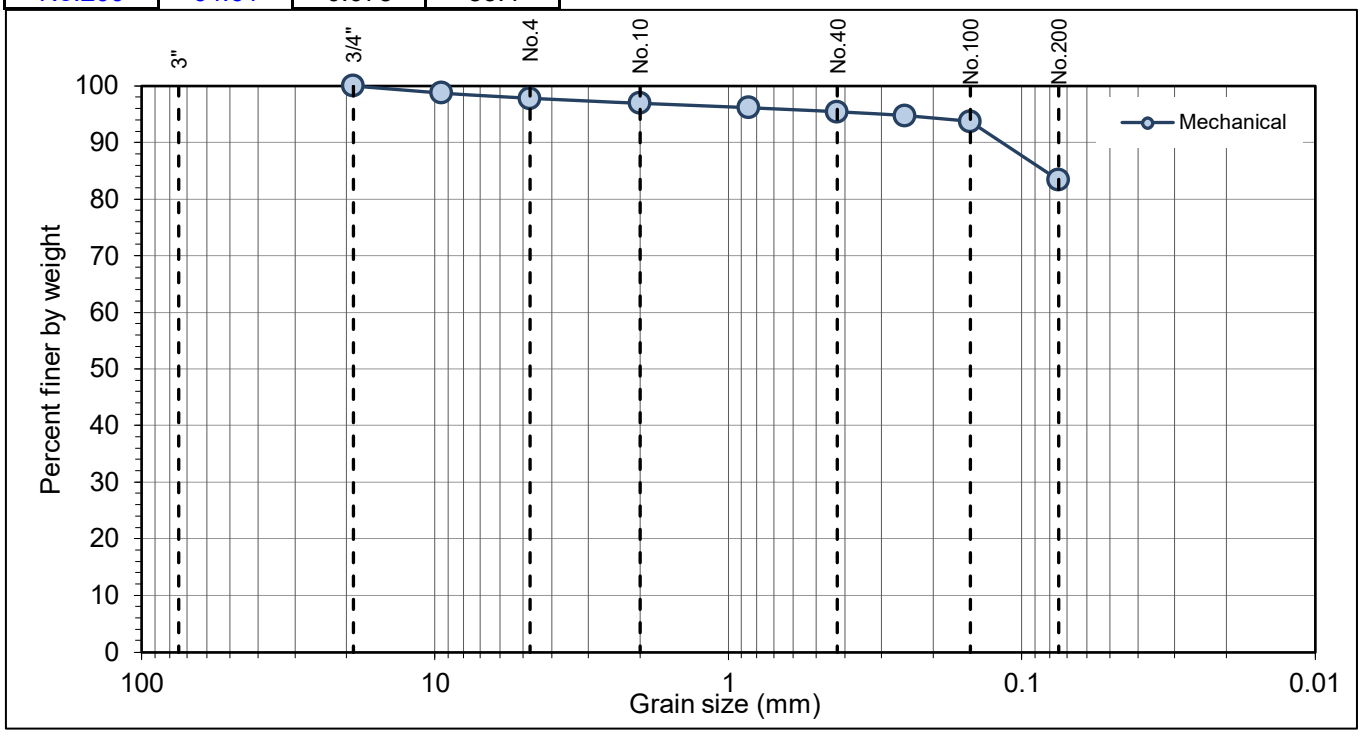
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	439.79	389.75
	-	
	439.79	389.75
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	566.47
Dry soil + tare (g):	-	516.43
Tare (g):	-	126.68
Moisture content (%):	0.0	12.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	4.88	9.5	98.7
No.4	8.54	4.75	97.8
No.10	11.97	2	96.9
No.20	14.92	0.85	96.2
No.40	17.72	0.425	95.5
No.60	20.42	0.25	94.8
No.100	24.38	0.15	93.7
No.200	64.61	0.075	83.4



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 4.5-7 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt bn - bn clay

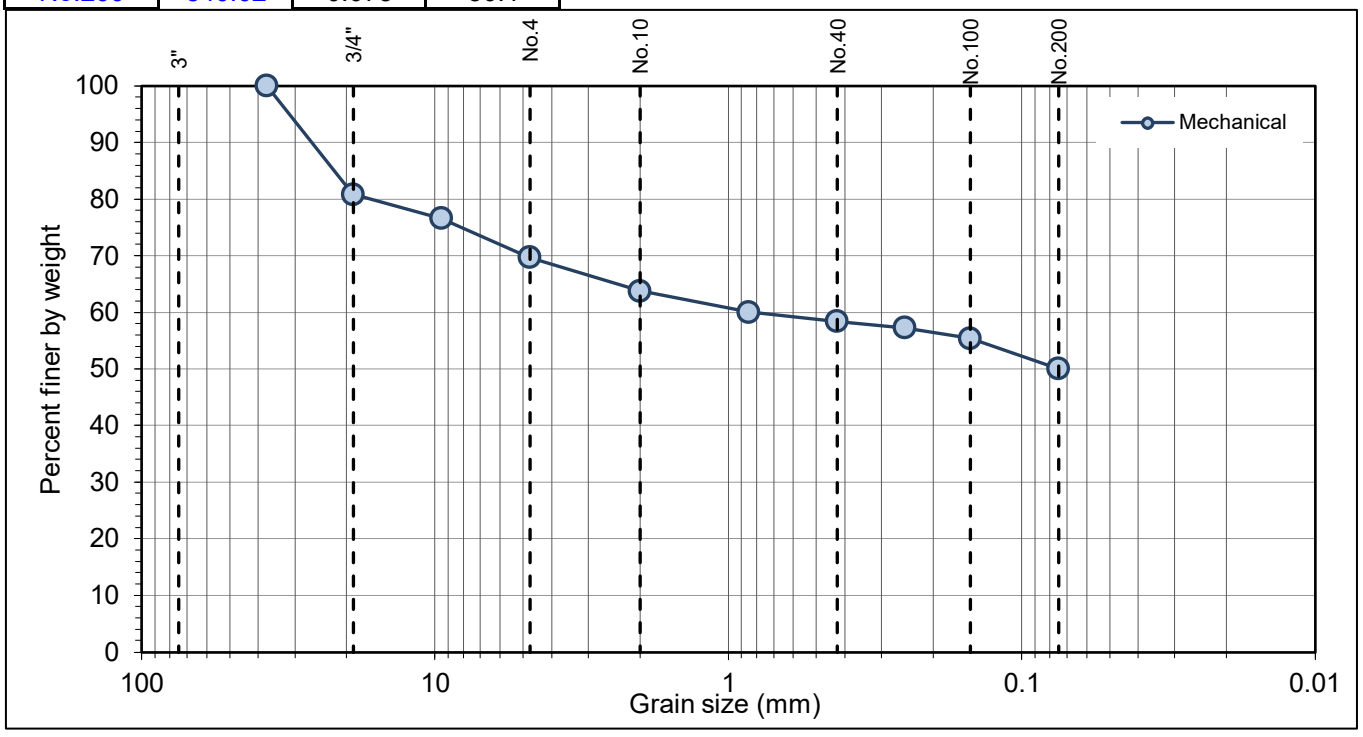
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1190.05	1081.24
	-	
	1190.05	1081.24
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1630.20
Dry soil + tare (g):	-	1521.39
Tare (g):	-	440.15
Moisture content (%):	0.0	10.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	207.44	19	80.8
3/8"	253.12	9.5	76.6
No.4	327.87	4.75	69.7
No.10	391.94	2	63.8
No.20	432.35	0.85	60.0
No.40	450.20	0.425	58.4
No.60	461.91	0.25	57.3
No.100	482.07	0.15	55.4
No.200	540.02	0.075	50.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: pl ol bn - bn clay

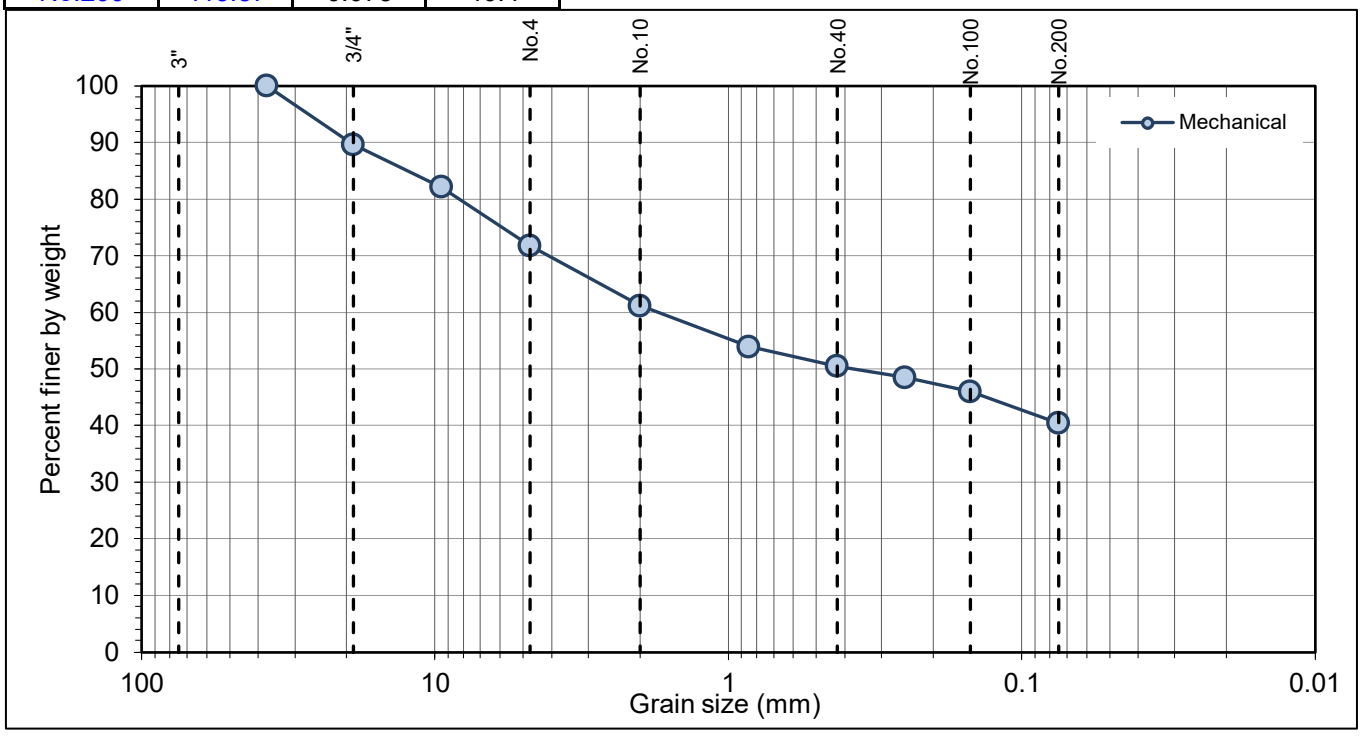
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	753.04	694.60
	-	
	753.04	694.60
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	872.07
Dry soil + tare (g):	-	813.63
Tare (g):	-	119.03
Moisture content (%):	0.0	8.4

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	71.73	19	89.7
3/8"	124.07	9.5	82.1
No.4	195.76	4.75	71.8
No.10	269.78	2	61.2
No.20	320.16	0.85	53.9
No.40	343.81	0.425	50.5
No.60	357.58	0.25	48.5
No.100	374.88	0.15	46.0
No.200	413.87	0.075	40.4



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - bn clay

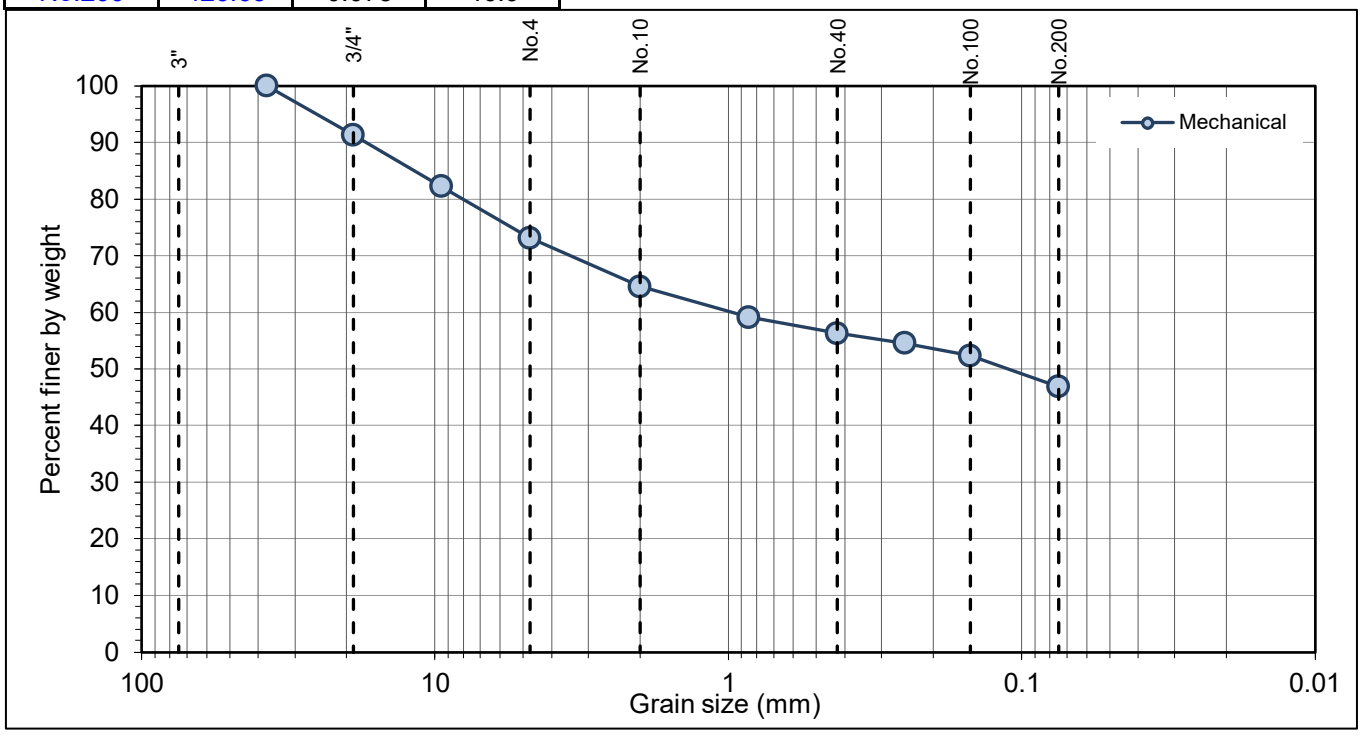
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	902.23	802.85
	-	
	902.23	802.85
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1046.88
Dry soil + tare (g):	-	947.50
Tare (g):	-	144.65
Moisture content (%):	0.0	12.4

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	69.23	19	91.4
3/8"	142.35	9.5	82.3
No.4	215.38	4.75	73.2
No.10	284.76	2	64.5
No.20	328.36	0.85	59.1
No.40	350.76	0.425	56.3
No.60	364.76	0.25	54.6
No.100	382.68	0.15	52.3
No.200	426.63	0.075	46.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 30-33 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: bn - dk bn clay

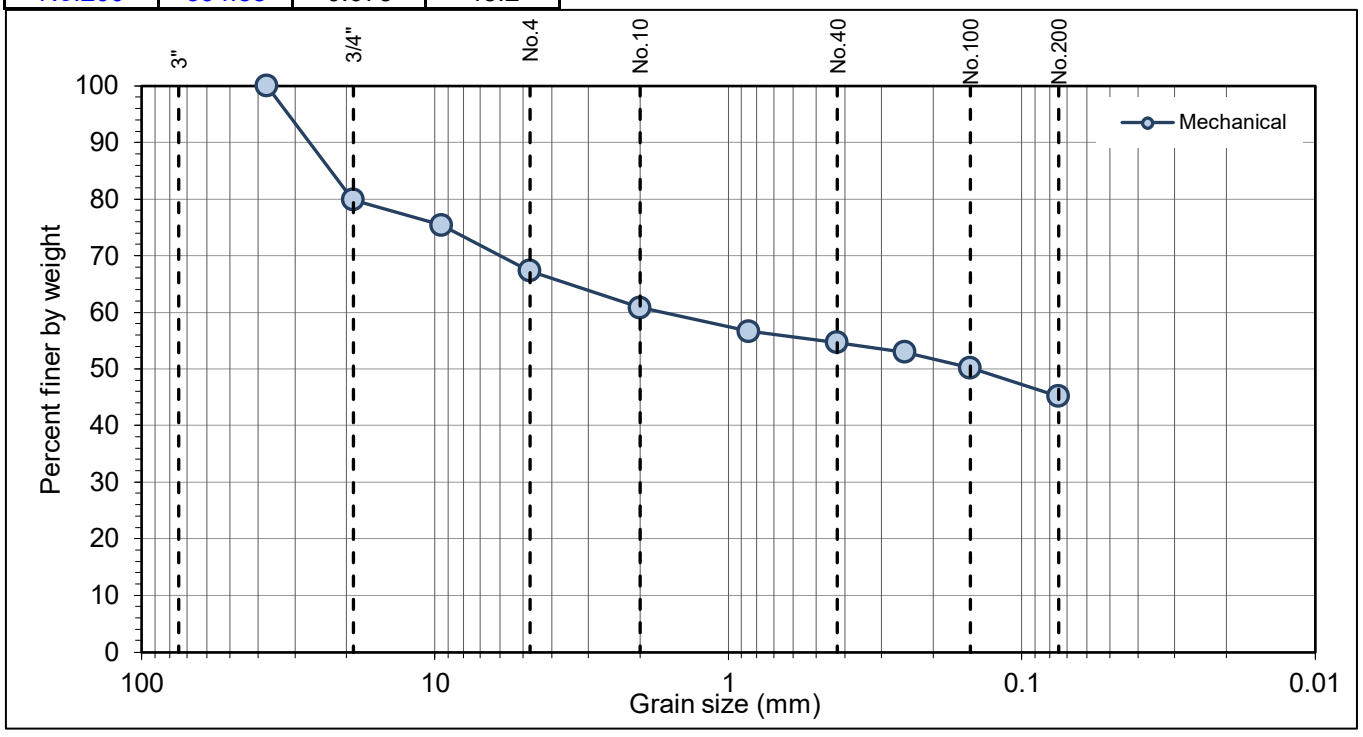
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	798.88	720.83
	-	-
	798.88	720.83
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	943.07
Dry soil + tare (g):	-	865.02
Tare (g):	-	144.19
Moisture content (%):	0.0	10.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	144.91	19	79.9
3/8"	177.22	9.5	75.4
No.4	235.48	4.75	67.3
No.10	282.48	2	60.8
No.20	312.47	0.85	56.7
No.40	326.73	0.425	54.7
No.60	339.06	0.25	53.0
No.100	359.09	0.15	50.2
No.200	394.88	0.075	45.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 7-10 ft

Date: 13-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - bn clay

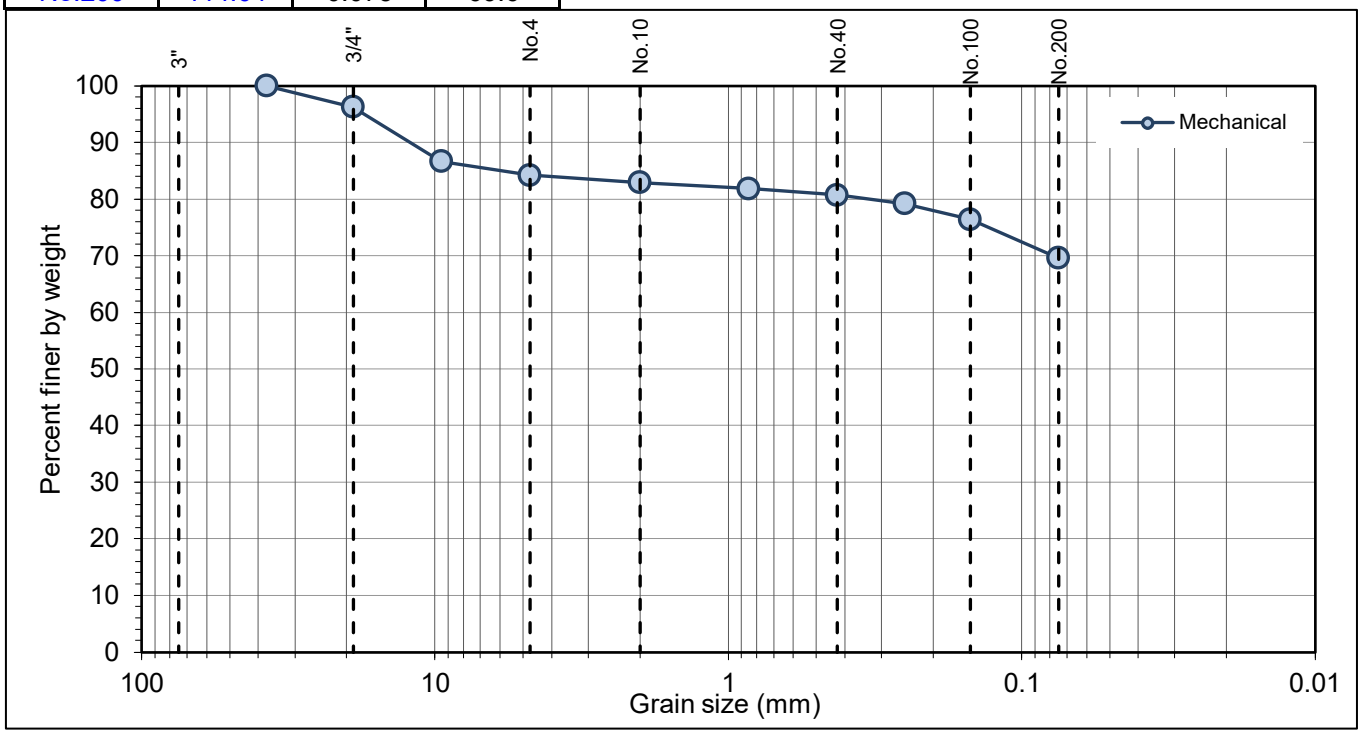
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	457.24	375.28
	-	
	457.24	375.28
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	653.16
Dry soil + tare (g):	-	571.20
Tare (g):	-	195.92
Moisture content (%):	0.0	21.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	13.96	19	96.3
3/8"	50.13	9.5	86.6
No.4	59.19	4.75	84.2
No.10	64.15	2	82.9
No.20	68.10	0.85	81.9
No.40	72.24	0.425	80.8
No.60	78.10	0.25	79.2
No.100	88.55	0.15	76.4
No.200	114.04	0.075	69.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: pl ol bn - lt bn silt

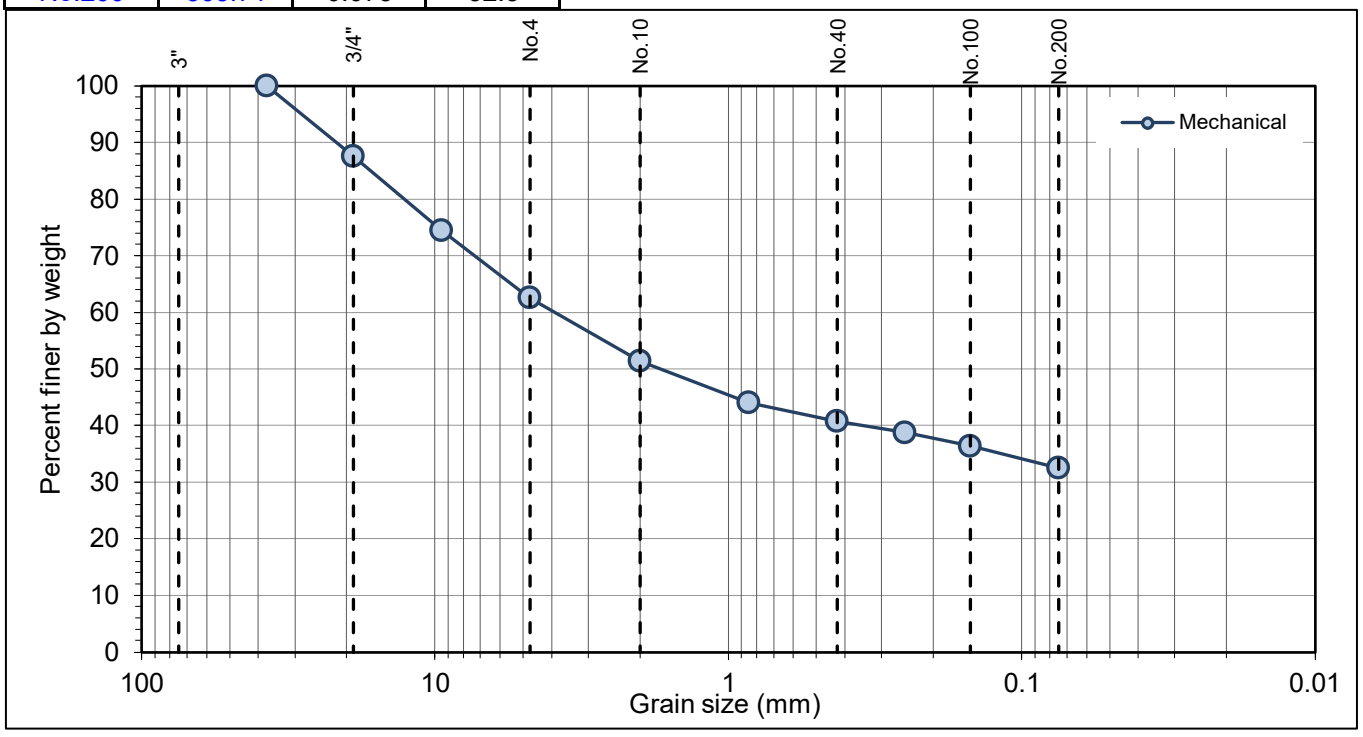
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	483.56	452.93
	-	
	483.56	452.93
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	601.88
Dry soil + tare (g):	-	571.25
Tare (g):	-	118.32
Moisture content (%):	0.0	6.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	56.10	19	87.6
3/8"	115.44	9.5	74.5
No.4	169.54	4.75	62.6
No.10	220.10	2	51.4
No.20	253.53	0.85	44.0
No.40	268.38	0.425	40.7
No.60	277.44	0.25	38.7
No.100	288.21	0.15	36.4
No.200	305.71	0.075	32.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: ol bn - bn silt

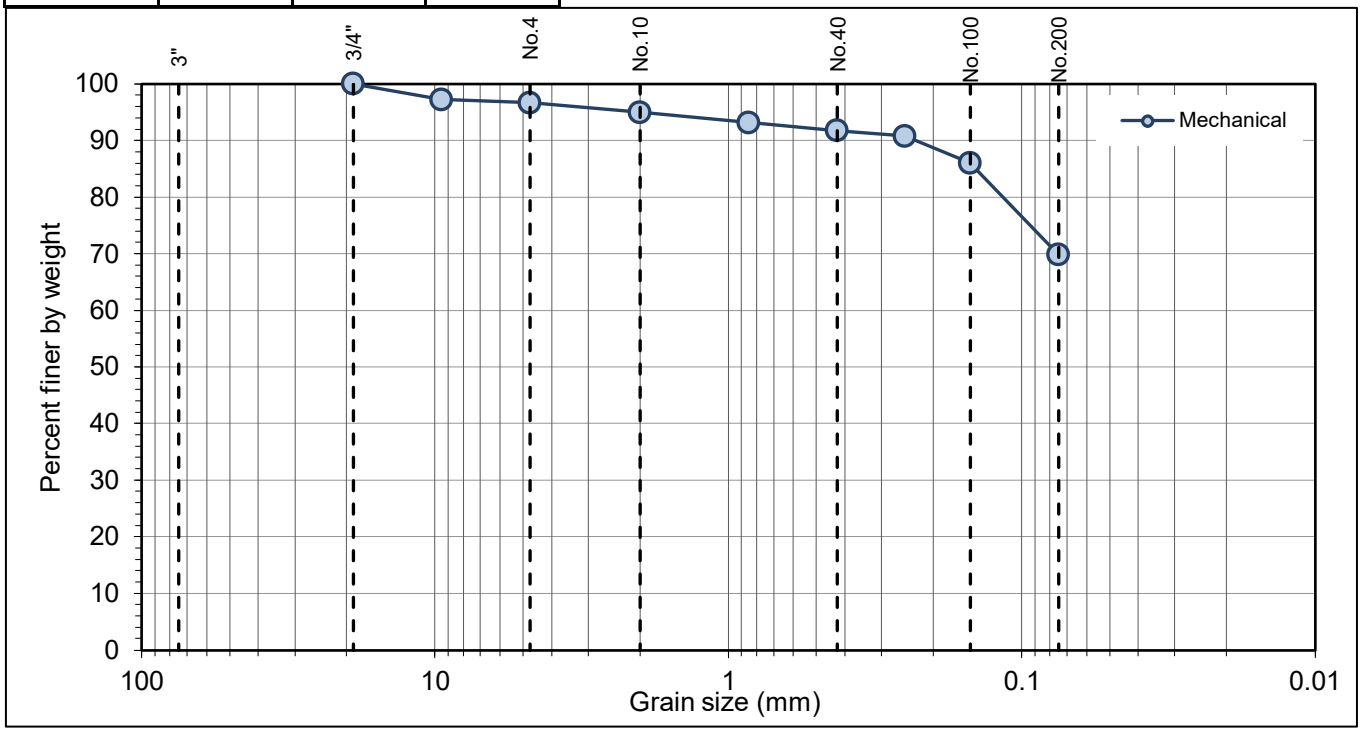
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	434.54	373.10
		-
	434.54	373.10
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	555.20
Dry soil + tare (g):	-	493.76
Tare (g):	-	120.66
Moisture content (%):	0.0	16.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	10.30	9.5	97.2
No.4	12.34	4.75	96.7
No.10	18.72	2	95.0
No.20	25.54	0.85	93.2
No.40	30.76	0.425	91.8
No.60	34.37	0.25	90.8
No.100	52.13	0.15	86.0
No.200	112.39	0.075	69.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 30-33 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt bn - bn clay

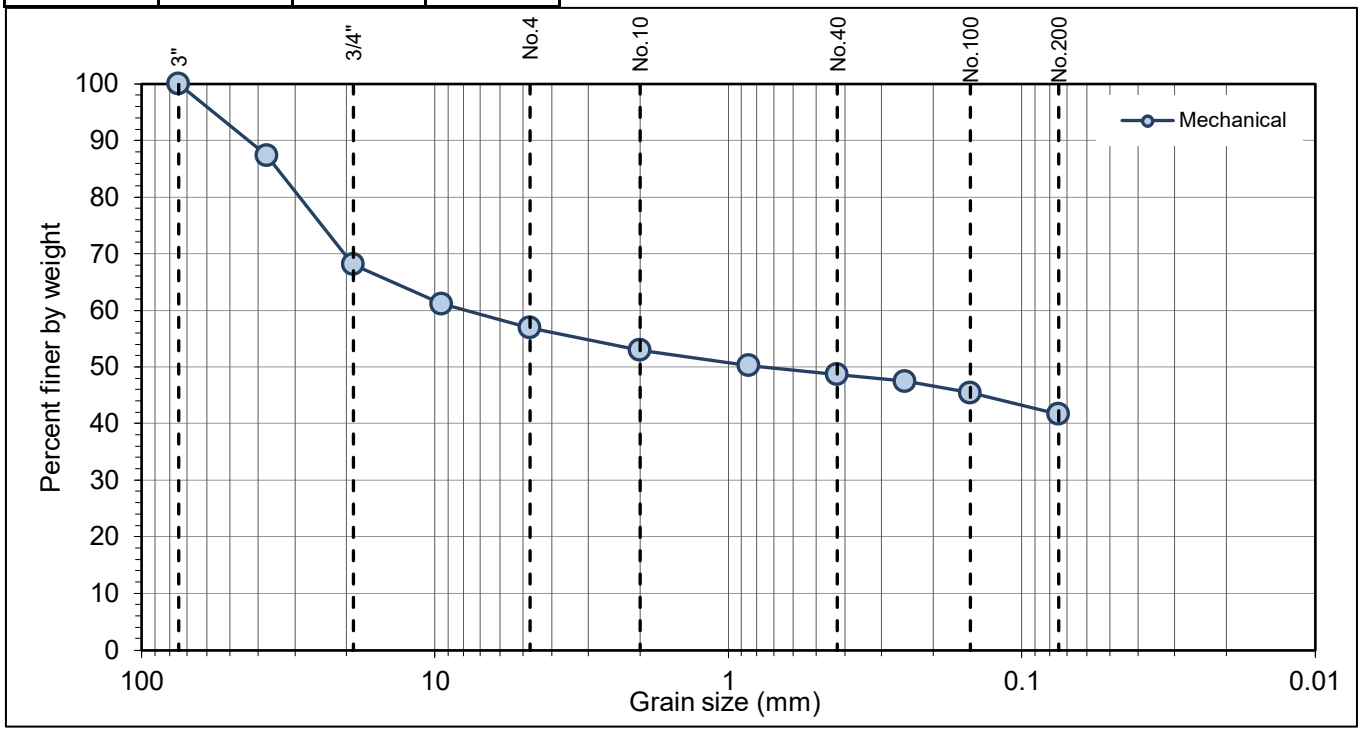
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1120.71	1018.98
	-	
	1120.71	1018.98
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1542.36
Dry soil + tare (g):	-	1440.63
Tare (g):	-	421.65
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	128.32	37.5	87.4
3/4"	325.14	19	68.1
3/8"	396.01	9.5	61.1
No.4	438.75	4.75	56.9
No.10	479.25	2	53.0
No.20	507.10	0.85	50.2
No.40	523.12	0.425	48.7
No.60	535.09	0.25	47.5
No.100	555.98	0.15	45.4
No.200	594.76	0.075	41.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Date: 14-Nov-23 Location: -

Tested by: MGS Lab soil description: ol bn - lt bn clay

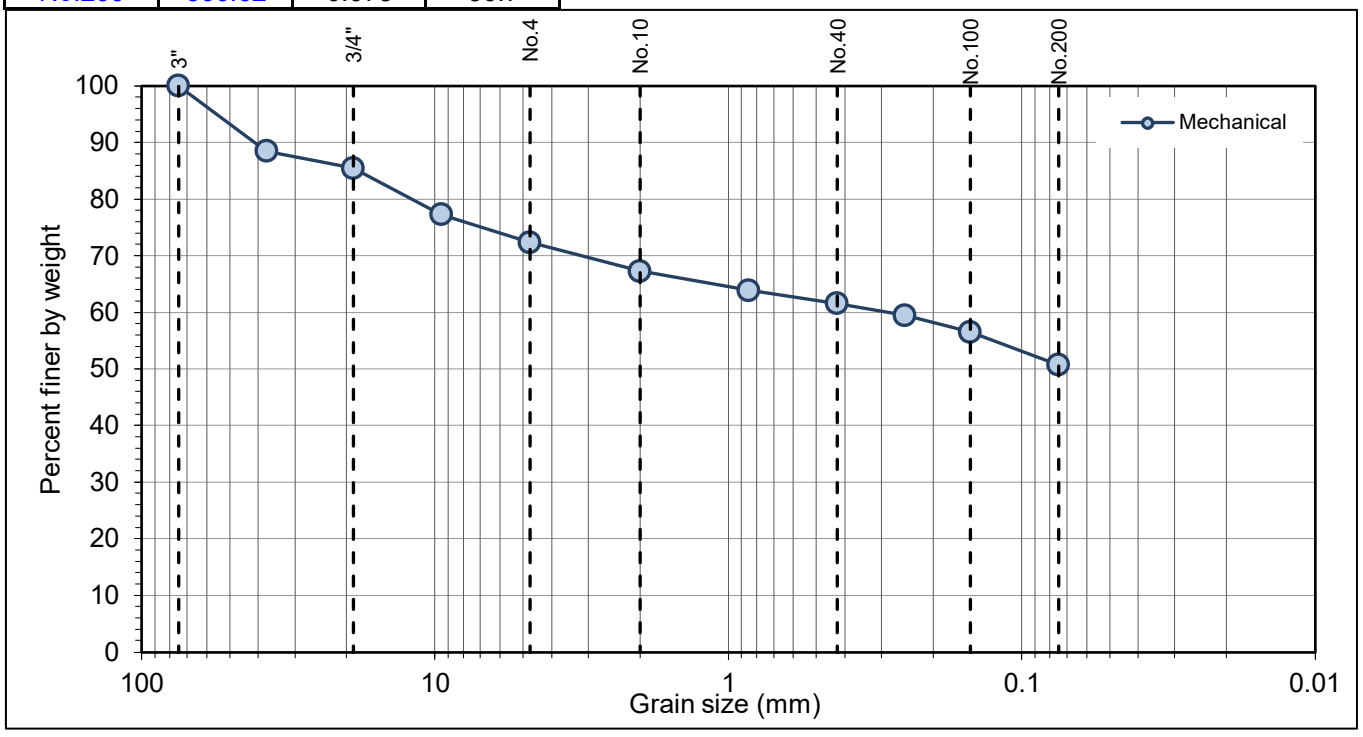
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	707.32	622.21
	-	
	707.32	622.21
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1129.47
Dry soil + tare (g):	-	1044.36
Tare (g):	-	422.15
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	71.56	37.5	88.5
3/4"	90.43	19	85.5
3/8"	141.32	9.5	77.3
No.4	172.00	4.75	72.4
No.10	203.64	2	67.3
No.20	224.65	0.85	63.9
No.40	239.11	0.425	61.6
No.60	252.04	0.25	59.5
No.100	270.48	0.15	56.5
No.200	306.62	0.075	50.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: ol bn - yl bn clay

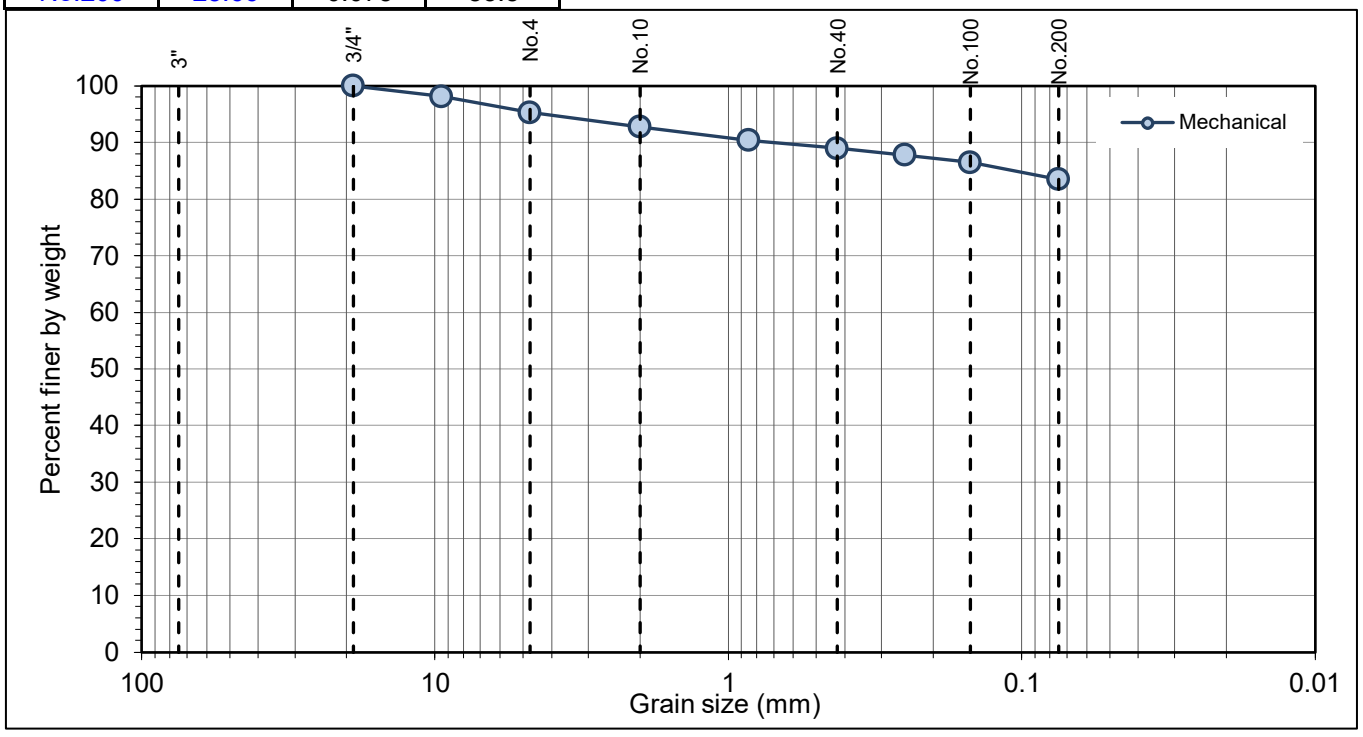
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	180.39	155.31
	-	
	180.39	155.31
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	377.19
Dry soil + tare (g):	-	352.11
Tare (g):	-	196.80
Moisture content (%):	0.0	16.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	2.89	9.5	98.1
No.4	7.30	4.75	95.3
No.10	11.23	2	92.8
No.20	14.96	0.85	90.4
No.40	17.13	0.425	89.0
No.60	18.94	0.25	87.8
No.100	20.99	0.15	86.5
No.200	25.66	0.075	83.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 17.5-19 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: ol bn - lt bn clay

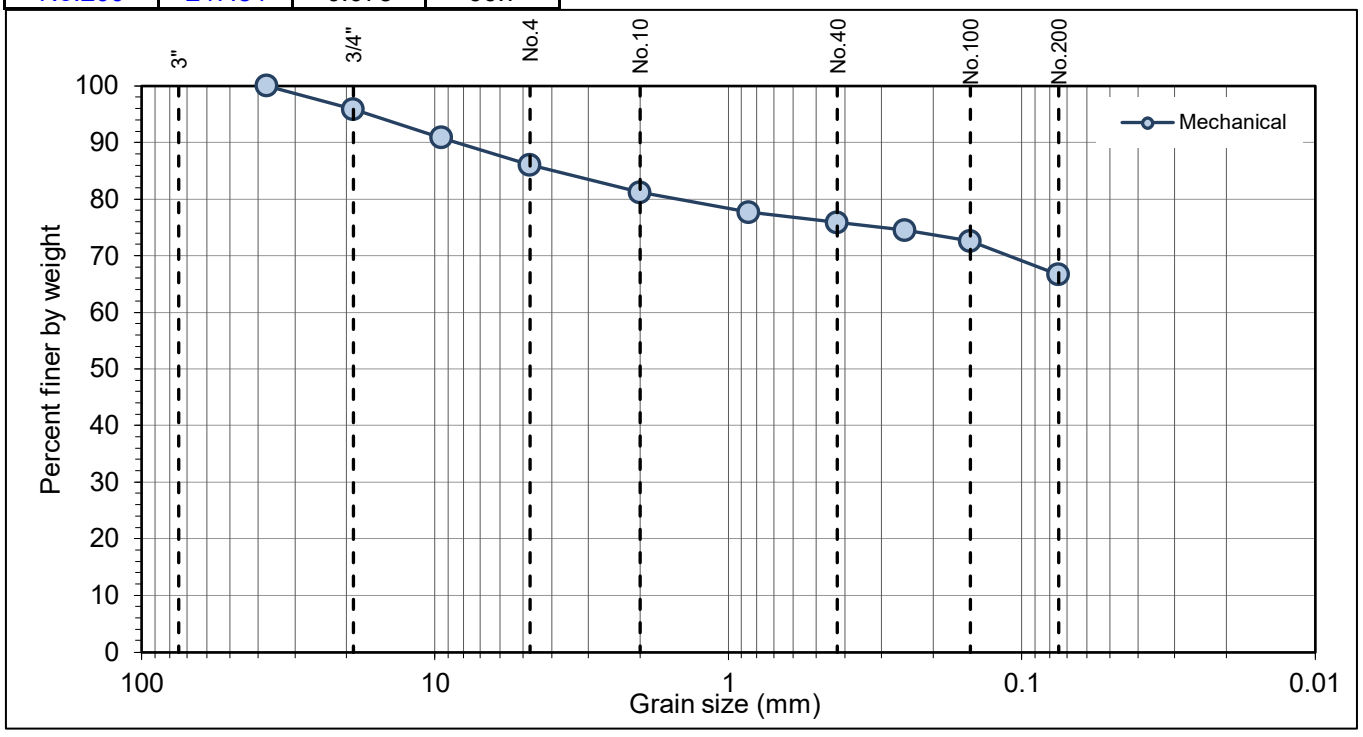
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	847.04	744.57
	-	
	847.04	744.57
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	860.87
Dry soil + tare (g):	-	758.40
Tare (g):	-	13.83
Moisture content (%):	0.0	13.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	30.57	19	95.9
3/8"	68.26	9.5	90.8
No.4	103.76	4.75	86.1
No.10	140.26	2	81.2
No.20	166.43	0.85	77.6
No.40	179.81	0.425	75.9
No.60	189.87	0.25	74.5
No.100	204.29	0.15	72.6
No.200	247.84	0.075	66.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: bn - dk bn clay

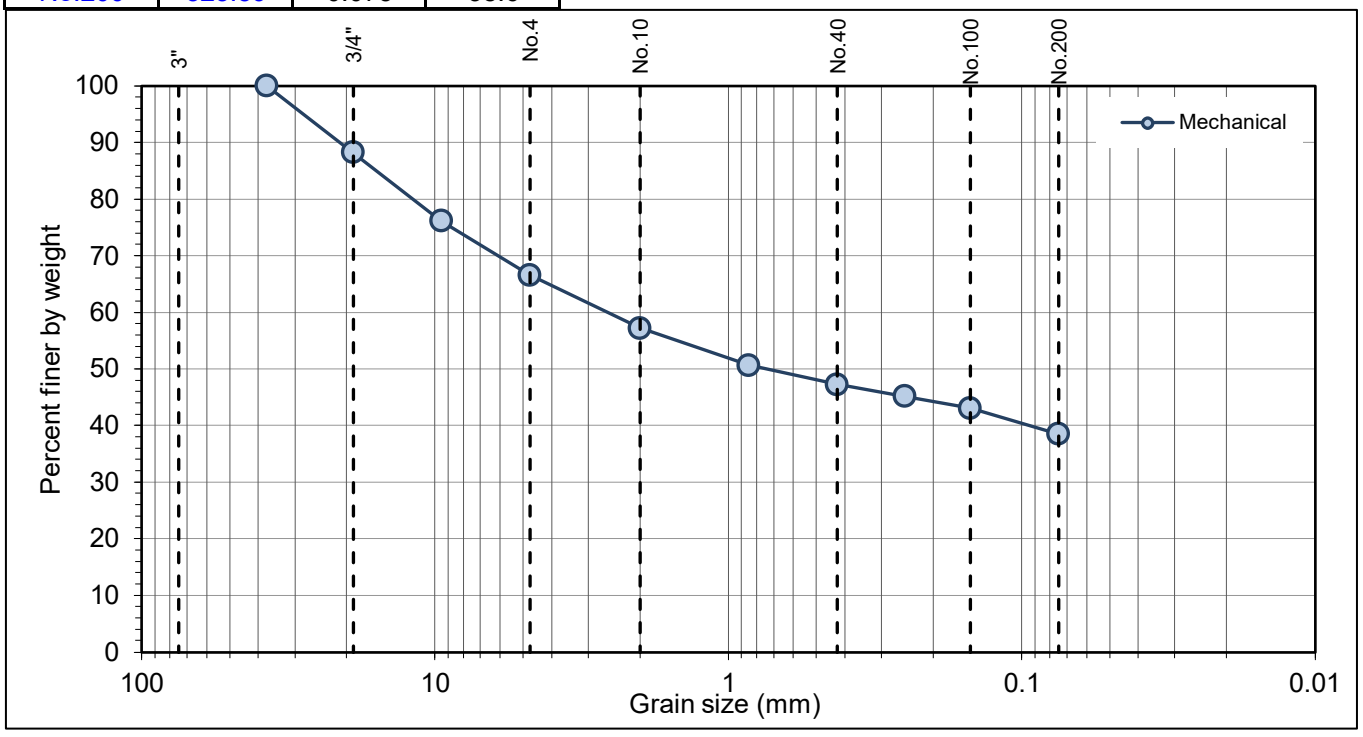
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	563.94	526.72
	-	
	563.94	526.72
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	758.29
Dry soil + tare (g):	-	721.07
Tare (g):	-	194.35
Moisture content (%):	0.0	7.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	61.88	19	88.3
3/8"	125.78	9.5	76.1
No.4	175.93	4.75	66.6
No.10	225.46	2	57.2
No.20	259.93	0.85	50.7
No.40	277.80	0.425	47.3
No.60	288.84	0.25	45.2
No.100	299.98	0.15	43.0
No.200	323.59	0.075	38.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 5-7 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn clay

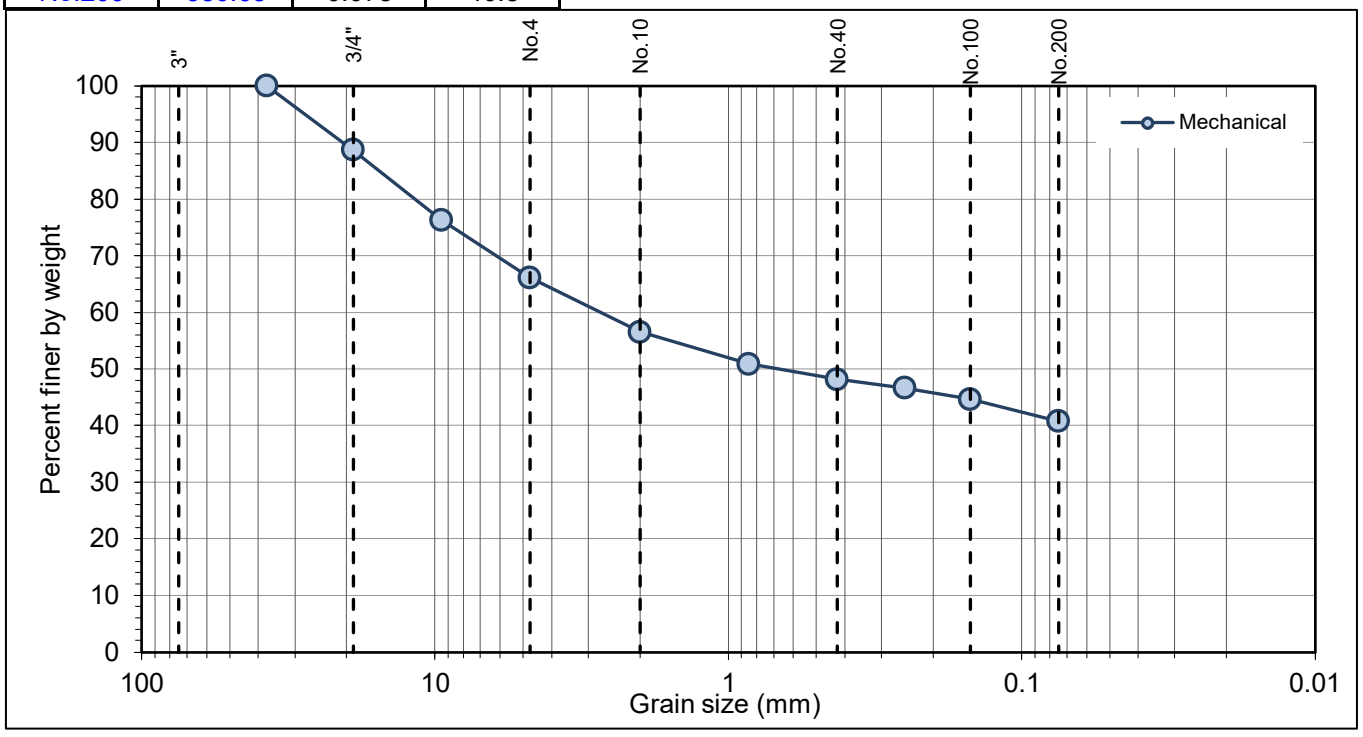
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	708.58	643.08
	-	
	708.58	643.08
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	902.19
Dry soil + tare (g):	-	836.69
Tare (g):	-	193.61
Moisture content (%):	0.0	10.2

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	72.52	19	88.7
3/8"	152.37	9.5	76.3
No.4	217.84	4.75	66.1
No.10	279.58	2	56.5
No.20	316.07	0.85	50.9
No.40	333.42	0.425	48.2
No.60	343.28	0.25	46.6
No.100	355.83	0.15	44.7
No.200	380.65	0.075	40.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn silt

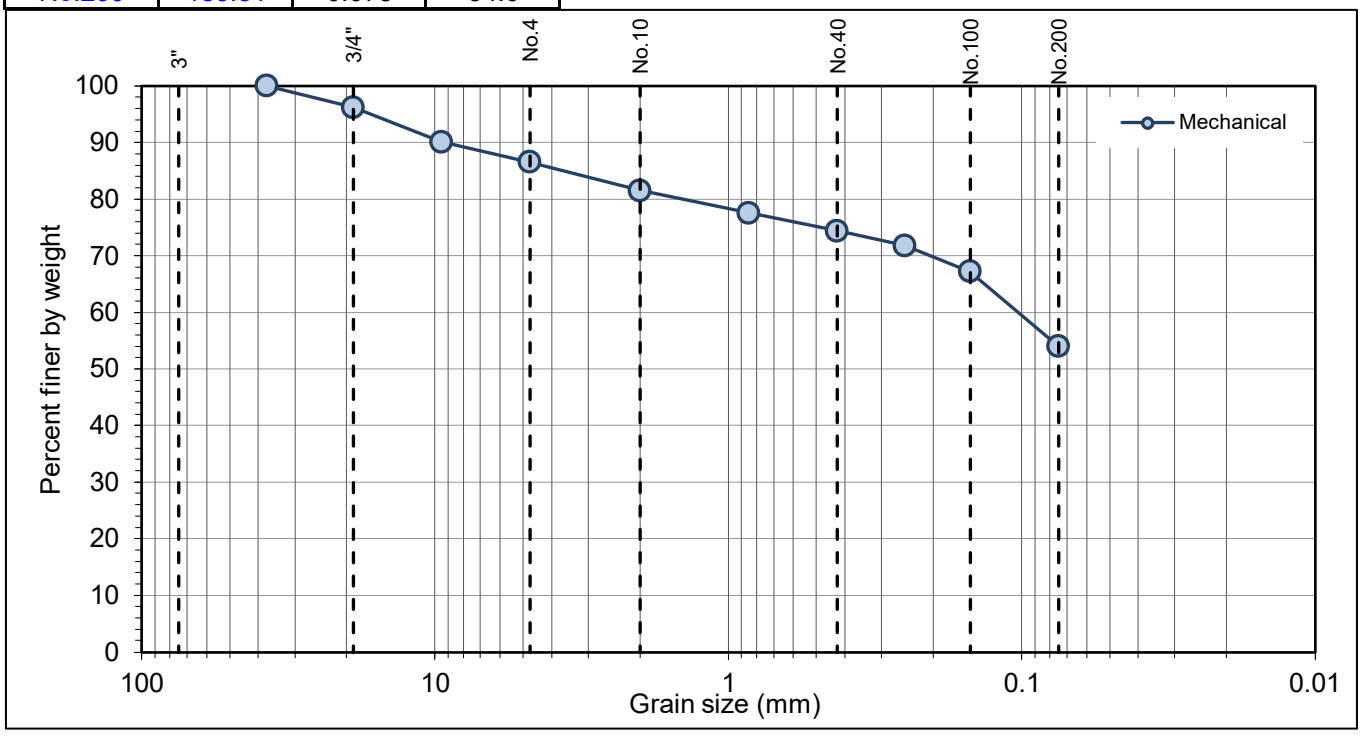
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	450.03	398.84
	-	
	450.03	398.84
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	566.12
Dry soil + tare (g):	-	514.93
Tare (g):	-	116.09
Moisture content (%):	0.0	12.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	15.06	19	96.2
3/8"	39.46	9.5	90.1
No.4	53.76	4.75	86.5
No.10	73.83	2	81.5
No.20	89.44	0.85	77.6
No.40	102.08	0.425	74.4
No.60	112.55	0.25	71.8
No.100	130.86	0.15	67.2
No.200	183.31	0.075	54.0



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 20-21 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn clay

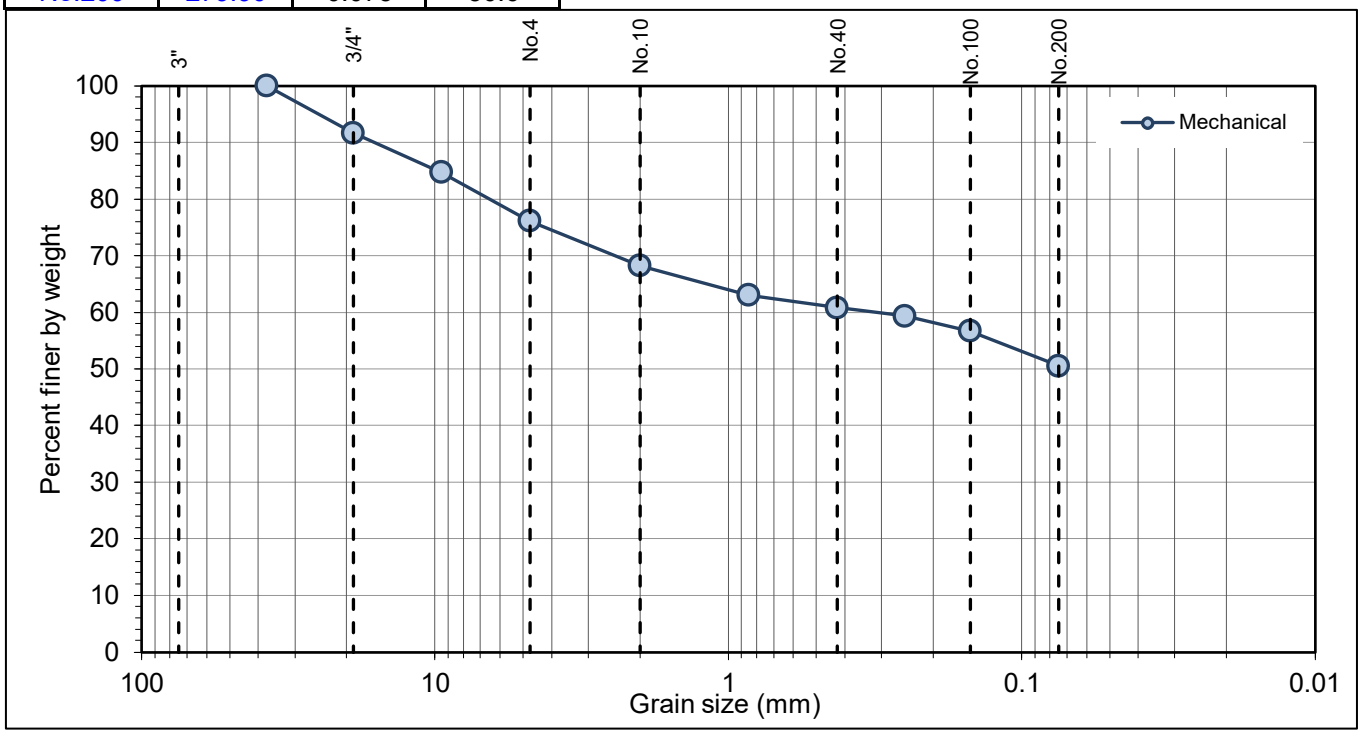
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	625.88	566.11
	-	
	625.88	566.11
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	742.99
Dry soil + tare (g):	-	683.22
Tare (g):	-	117.11
Moisture content (%):	0.0	10.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	47.10	19	91.7
3/8"	86.55	9.5	84.7
No.4	135.05	4.75	76.1
No.10	179.77	2	68.2
No.20	209.38	0.85	63.0
No.40	221.94	0.425	60.8
No.60	230.21	0.25	59.3
No.100	245.14	0.15	56.7
No.200	279.90	0.075	50.6



Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 37-39 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: gy - lt gy gravel

Reduced by: AT Comments:

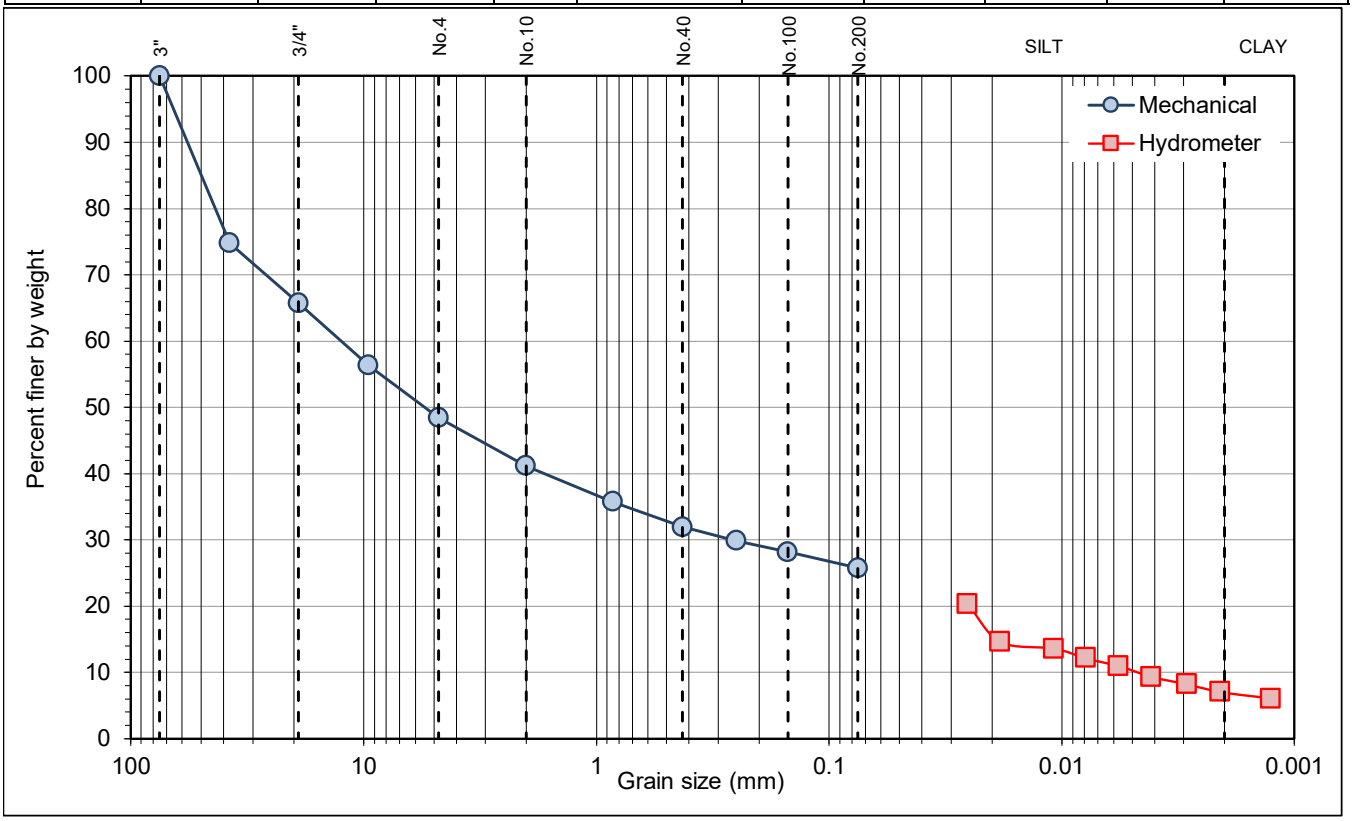
Reviewed by: JC

Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	1237.63	1179.38
+3" Coarse fraction (g):		
-3" Split fraction (g):	1237.63	1179.38
Hydrometer fraction (g):	100.02	99.95
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	1382.61	224.79
Dry soil + tare (g):	-	1324.36	224.77
Tare (g):	-	144.98	196.59
Moisture content (%):	0.00	4.94	0.07

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	41.14
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer		Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
12"	300	-	-		2	21.0	55	5.2	0.02534	20.28
8"	200	-	-		5	21.0	41	5.2	0.01838	14.58
6"	150	-	-		15	21.0	38.5	5.2	0.01084	13.57
4"	100	-	-		30	20.9	35	5.2	0.00789	12.13
3"	75	-	100.0	<=Split	60	21.0	32	5.2	0.00570	10.92
1.5"	37.5	298.03	74.7		120	21.2	28	5.1	0.00414	9.32
3/4"	19	404.72	65.7		250	22.0	25	4.9	0.00290	8.19
3/8"	9.5	515.59	56.3		500	22.5	22	4.7	0.00208	7.02
No.4	4.75	608.62	48.4		1440	20.9	20	5.2	0.00126	6.02
No.10	2	694.22	41.1	<=Split hyd.						
No.20	0.85	13.07	35.8							
No.40	0.425	22.42	31.9							
No.60	0.25	27.41	29.9							
No.100	0.15	31.53	28.2							
No.200	0.075	37.39	25.7							



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 44.5-47 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: lt bn - bn gravel

Reduced by: AT Comments:

Reviewed by: JC

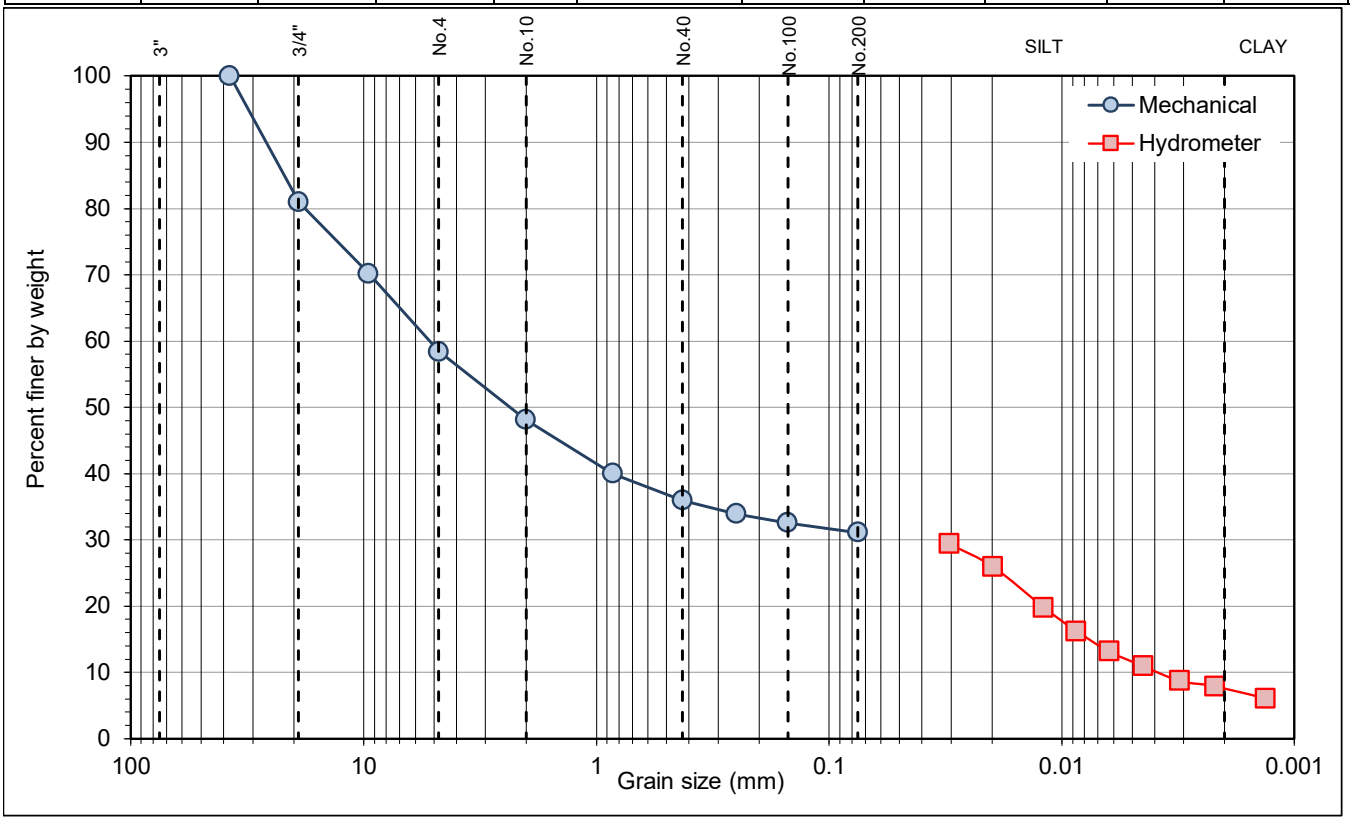
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	446.03	423.48
+3" Coarse fraction (g):		
-3" Split fraction (g):	446.03	423.48
Hydrometer fraction (g):	50.04	50.01
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	572.96	229.12
Dry soil + tare (g):	-	550.41	229.10
Tare (g):	-	126.93	195.70
Moisture content (%):	0.00	5.32	0.06

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	48.08
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	100.0
3/4"	19	80.60	81.0
3/8"	9.5	126.26	70.2
No.4	4.75	176.21	58.4
No.10	2	219.86	48.1
No.20	0.85	8.39	40.0
No.40	0.425	12.64	35.9
No.60	0.25	14.77	33.9
No.100	0.15	16.16	32.5
No.200	0.075	17.67	31.1

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.8	36.1	5.2	0.03034	29.35
	5	20.8	32.5	5.2	0.01973	25.93
	15	20.8	26	5.2	0.01193	19.75
	30	20.8	22.25	5.2	0.00865	16.19
<=Split	60	20.9	19	5.2	0.00623	13.12
	120	21.4	16.5	5.1	0.00445	10.88
	250	22.1	14	4.9	0.00310	8.69
	500	22.6	13	4.7	0.00219	7.88
	1448	20.9	11.5	5.2	0.00133	5.99
<=Split hyd.						



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: ol bn - yl bn clay

Reduced by: AT Comments:

Reviewed by: JC

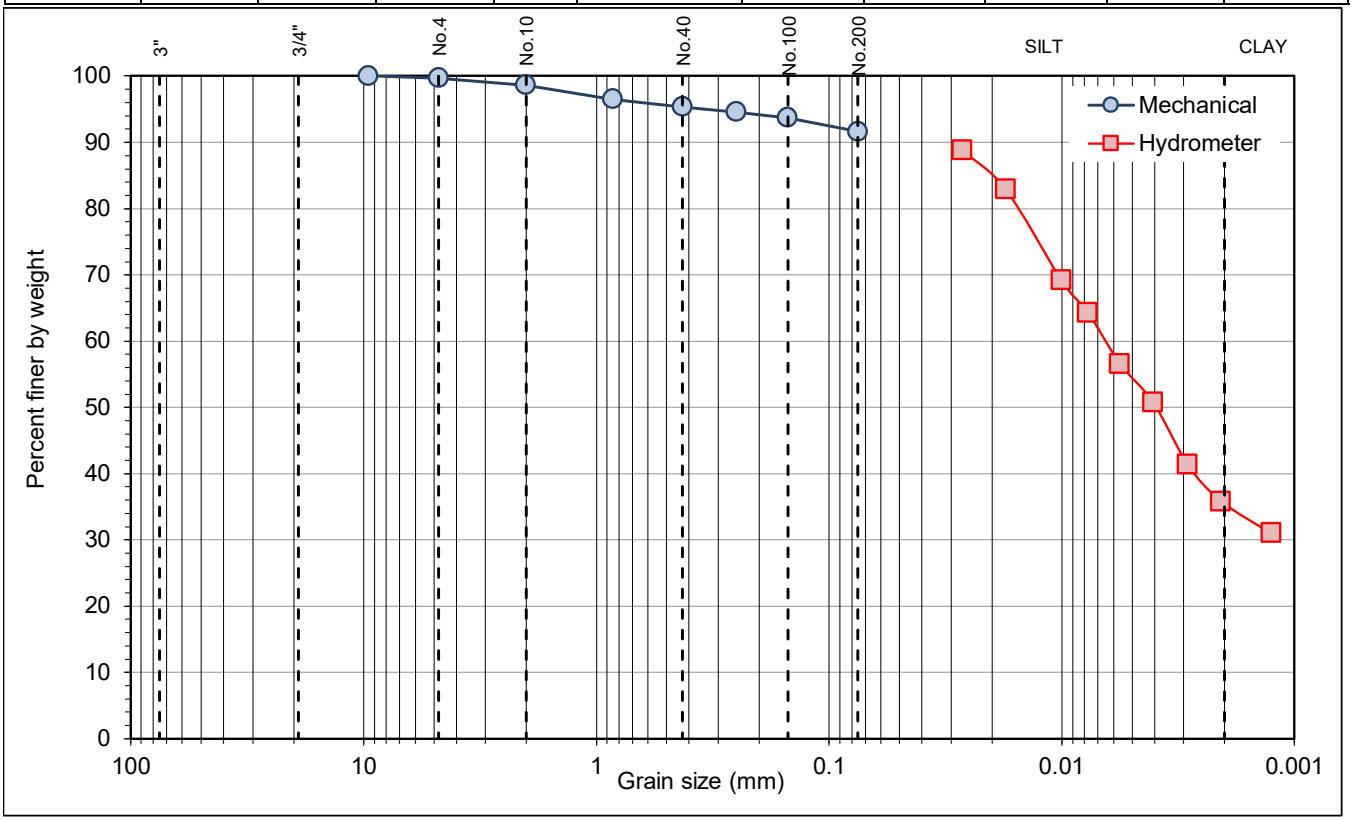
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	133.83	114.98
+3" Coarse fraction (g):		
-3" Split fraction (g):	133.83	114.98
Hydrometer fraction (g):	50.01	49.74
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	250.79	239.17
Dry soil + tare (g):	-	231.94	238.94
Tare (g):	-	116.96	196.69
Moisture content (%):	0.00	16.39	0.54

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	98.62
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	-
3/4"	19	-	-
3/8"	9.5	-	100.0
No.4	4.75	0.38	99.7
No.10	2	1.59	98.6
No.20	0.85	1.06	96.5
No.40	0.425	1.66	95.3
No.60	0.25	2.04	94.6
No.100	0.15	2.49	93.7
No.200	0.075	3.54	91.6

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.8	50.5	5.2	0.02667	88.77
	5	20.8	47.5	5.2	0.01737	82.88
	17	20.8	40.5	5.2	0.01004	69.16
	30	20.8	38	5.2	0.00772	64.26
<=Split	60	21.0	34	5.2	0.00562	56.53
	120	21.2	31	5.1	0.00405	50.76
	250	22.0	26	4.9	0.00288	41.40
	500	22.5	23	4.7	0.00206	35.79
	1444	20.9	21	5.2	0.00125	30.98
<=Split hyd.						



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: lt ol bn - ol bn clay

Reduced by: AT Comments:

Reviewed by: JC

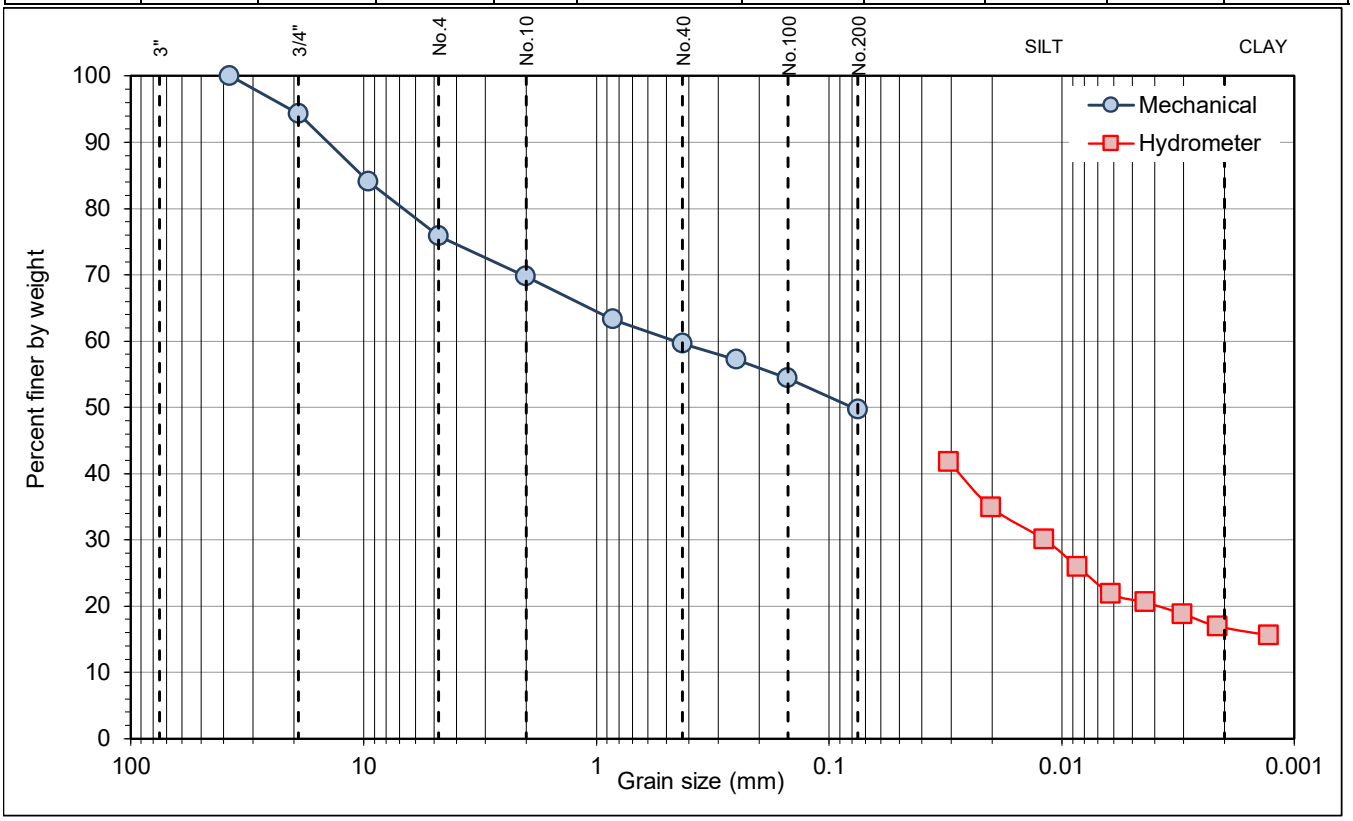
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	621.27	566.27
+3" Coarse fraction (g):		
-3" Split fraction (g):	621.27	566.27
Hydrometer fraction (g):	50.09	50.00
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	766.77	150.52
Dry soil + tare (g):	-	711.77	150.46
Tare (g):	-	145.50	117.79
Moisture content (%):	0.00	9.71	0.18

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	69.77
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	100.0
3/4"	19	32.39	94.3
3/8"	9.5	90.42	84.0
No.4	4.75	136.85	75.8
No.10	2	171.18	69.8
No.20	0.85	4.67	63.3
No.40	0.425	7.27	59.6
No.60	0.25	9.04	57.2
No.100	0.15	11.05	54.4
No.200	0.075	14.44	49.6

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.7	35.5	5.3	0.03051	41.74
	5	20.7	30.5	5.3	0.02004	34.84
	15	20.7	27	5.3	0.01186	30.01
	30	20.8	24	5.2	0.00855	25.91
<=Split	60	21.0	21	5.2	0.00615	21.85
	120	21.2	20	5.1	0.00436	20.54
	250	22.0	18.5	4.9	0.00302	18.79
	500	22.6	17	4.7	0.00214	16.95
	1446	20.9	16.5	5.2	0.00129	15.60
<=Split hyd.						



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One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project:	**Bear Development Snow King Lot 53 and 58**	**TH/TP/Sample:**	**JG-10**
No:	**23072 (23-1725)**	**Depth:**	**12.5-14 ft**
Location:	-	Laboratory sample description:	ol bn - lt bn clay
Date:	14-Nov-23	USCS classification:	not requested
Tested by:	AT	Sample type:	Rel. undisturbed, Shelby Tube
Reduced by:	AT	Inundation stress (psf):	100, completion
Checked by:	JC	Swell pressure (psf):	408
Comments:	Gravel up to 1.5" in sample.	Test method:	B
		Preparation procedure:	trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.995	-
	90°	1.002	-
	180°	0.999	-
	270°	1.003	-
Avg Height, Havg (in)		1.000	0.887
Height, H (cm)		2.539	2.253
Dia., D (in)	0°	2.494	-
	90°	2.495	-
Avg Dia., Davg (in)		2.495	2.495
Dia., D (cm)		6.336	6.336
Wt. rings + wet soil (g)		373.54	369.19
Wt. rings (g)		216.21	216.21
Wet soil + tare (g)		1129.47	350.66
Dry soil + tare (g)		1044.36	324.68
Tare (g)		422.15	198.47
Moisture cont., w (%)		13.7	20.6
Gs, assumed		2.70	2.70
Mass total (g)		157.3	153.0
Mass of solids (g)		138.4	138.4
Volume (cm^3)		80.1	71.0
Vol. of water (cm^3)		18.9	14.6
Vol. of solids (cm^3)		51.3	51.3
Vol. of voids (cm^3)		28.8	19.8
Vol. of air (cm^3)		9.9	5.2
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.626	1.626
Void ratio, e		0.562	0.386
Porosity, n		0.360	0.278
Vol.moisture, T		0.236	0.205
Saturation, S (%)		66	74
Dry density (gm/cm^3)		1.729	1.949
Wet unit wt., gm (pcf)		122.7	146.7
Dry unit wt., gd (pcf)		107.9	121.6

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9998	0.0000	0.5620	0
408	0.0000	0.9997	0.0000	0.5620	120
800	0.0034	0.9964	0.0034	0.5568	131
1,600	0.0108	0.9890	0.0108	0.5452	207
3,200	0.0278	0.9719	0.0278	0.5185	480
6,400	0.0528	0.9470	0.0528	0.4796	369
12,800	0.0843	0.9154	0.0843	0.4303	269
25,600	0.1173	0.8825	0.1173	0.3787	334
51,200	0.1513	0.8484	0.1514	0.3255	480
25,600	0.1474	0.8523	0.1475	0.3316	120
6,400	0.1325	0.8672	0.1326	0.3550	240
1,600	0.1129	0.8869	0.1129	0.3856	343

C'c

(0.1514-0.0528)/[Log(51200)-Log(6400)]

0.0986/(4.71-3.81)

C'c= 0.1096

C'c = Cc/(1+e0)

0.1096 = Cc/(1+0.562)

Cc = 0.171

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

To be determined by the Geotechnical Engineer

Notes:

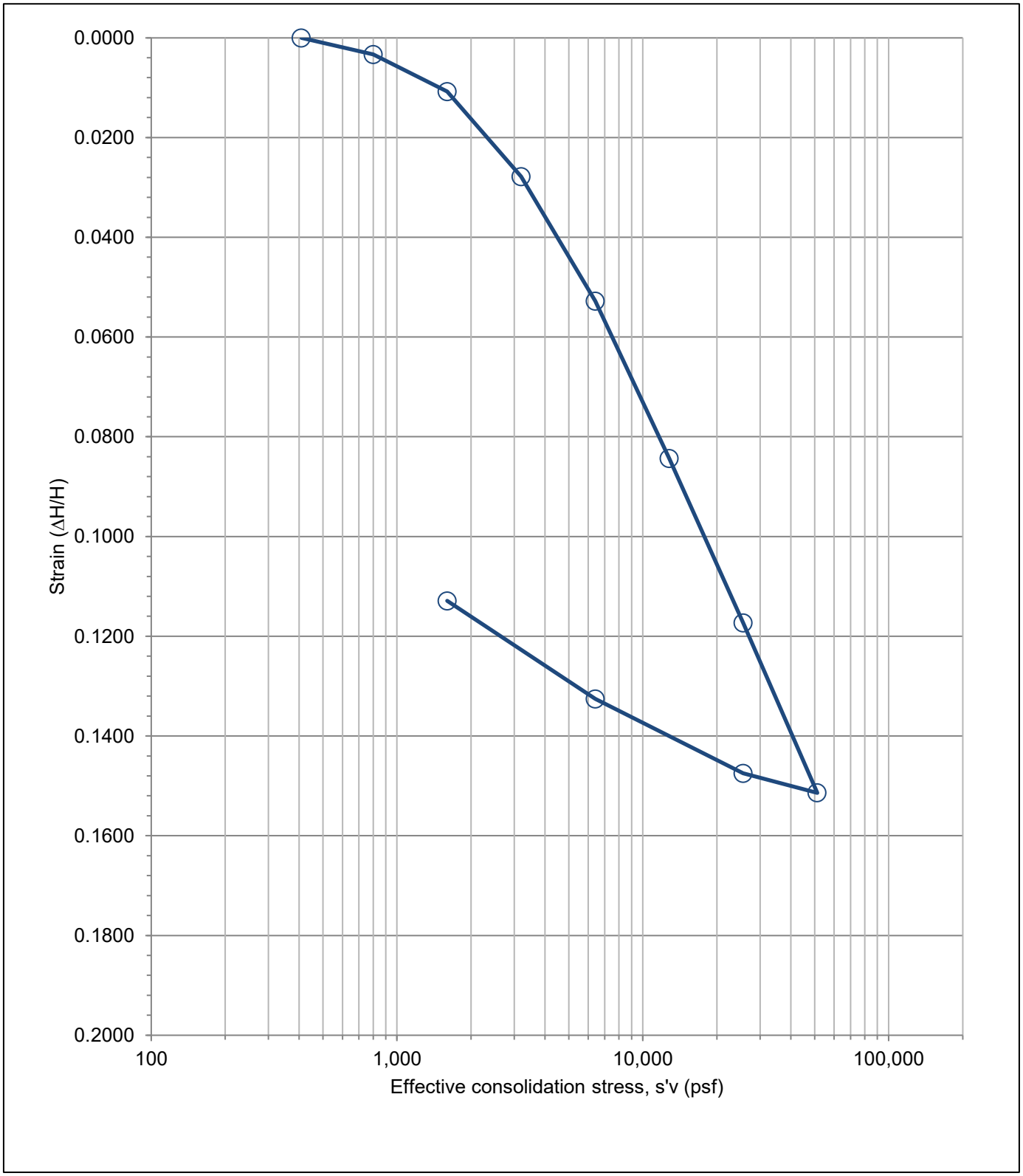
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation

[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10
No: 23072 (23-1725) **Depth:** 12.5-14 ft



One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 | **TH/TP/Sample:** JG-10
No: 23072 (23-1725) | **Depth:** 17.5-19 ft
Location: - | Laboratory sample description: ol bn - lt bn clay
Date: 14-Nov-23 | USCS classification: not requested

Tested by: AT | Sample type: Rel. undisturbed, Shelby Tube
Reduced by: AT | Inundation stress (psf): 100, completion
Checked by: JC | Swell pressure (psf): <100
Comments: | Test method: B
Preparation procedure: trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.985	-
	90°	0.987	-
	180°	0.988	-
	270°	0.989	-
Avg Height, Havg (in)		0.987	0.884
Height, H (cm)		2.508	2.245
Dia., D (in)	0°	2.487	-
	90°	2.496	-
Avg Dia., Davg (in)		2.492	2.492
Dia., D (cm)		6.328	6.328
Wt. rings + wet soil (g)		384.09	380.81
Wt. rings (g)		214.28	214.28
Wet soil + tare (g)		860.87	285.37
Dry soil + tare (g)		758.40	266.49
Tare (g)		13.83	119.06
Moisture cont., w (%)		13.8	12.8
Gs, assumed		2.70	2.70
Mass total (g)		169.8	166.5
Mass of solids (g)		149.3	149.3
Volume (cm^3)		78.9	70.6
Vol. of water (cm^3)		20.5	17.3
Vol. of solids (cm^3)		55.3	55.3
Vol. of voids (cm^3)		23.6	15.3
Vol. of air (cm^3)		3.0	-1.9
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.758	1.758
Void ratio, e		0.427	0.278
Porosity, n		0.299	0.217
Vol.moisture, T		0.260	0.244
Saturation, S (%)		87	113
Dry density (gm/cm^3)		1.892	2.113
Wet unit wt., gm (pcf)		134.4	148.8
Dry unit wt., gd (pcf)		118.1	131.9

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9873	0.0000	0.4267	0
100	0.0000	0.9872	0.0000	0.4267	108
200	0.0029	0.9844	0.0029	0.4225	123
400	0.0060	0.9813	0.0061	0.4181	210
800	0.0111	0.9761	0.0113	0.4106	96
1,600	0.0185	0.9687	0.0188	0.3999	176
3,200	0.0296	0.9576	0.0300	0.3839	480
6,400	0.0512	0.9360	0.0519	0.3527	89
12,800	0.0722	0.9150	0.0732	0.3223	123
25,600	0.0998	0.8875	0.1010	0.2826	155
51,200	0.1267	0.8605	0.1284	0.2436	315
25,600	0.1236	0.8637	0.1251	0.2482	120
6,400	0.1163	0.8709	0.1178	0.2586	210
1,600	0.1032	0.8840	0.1046	0.2775	980

C'c

(0.1284-0.0732)/[Log(51200)-Log(12800)]

0.0552/(4.71-4.1072)

C'c= 0.091

C'c = Cc/(1+e0)

0.091 = Cc/(1+0.427)

Cc = 0.13

Check:

Cc=(change in void ratio)/(Log change in pressure)

Cc=(0.2436-0.3223)/[Log(51200)-Log(12800)]

Cc=-0.0787/0.6028

Cc=-0.13

~~WHY DOES IT CALCULATE A NEGATIVE VALUE?~~

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

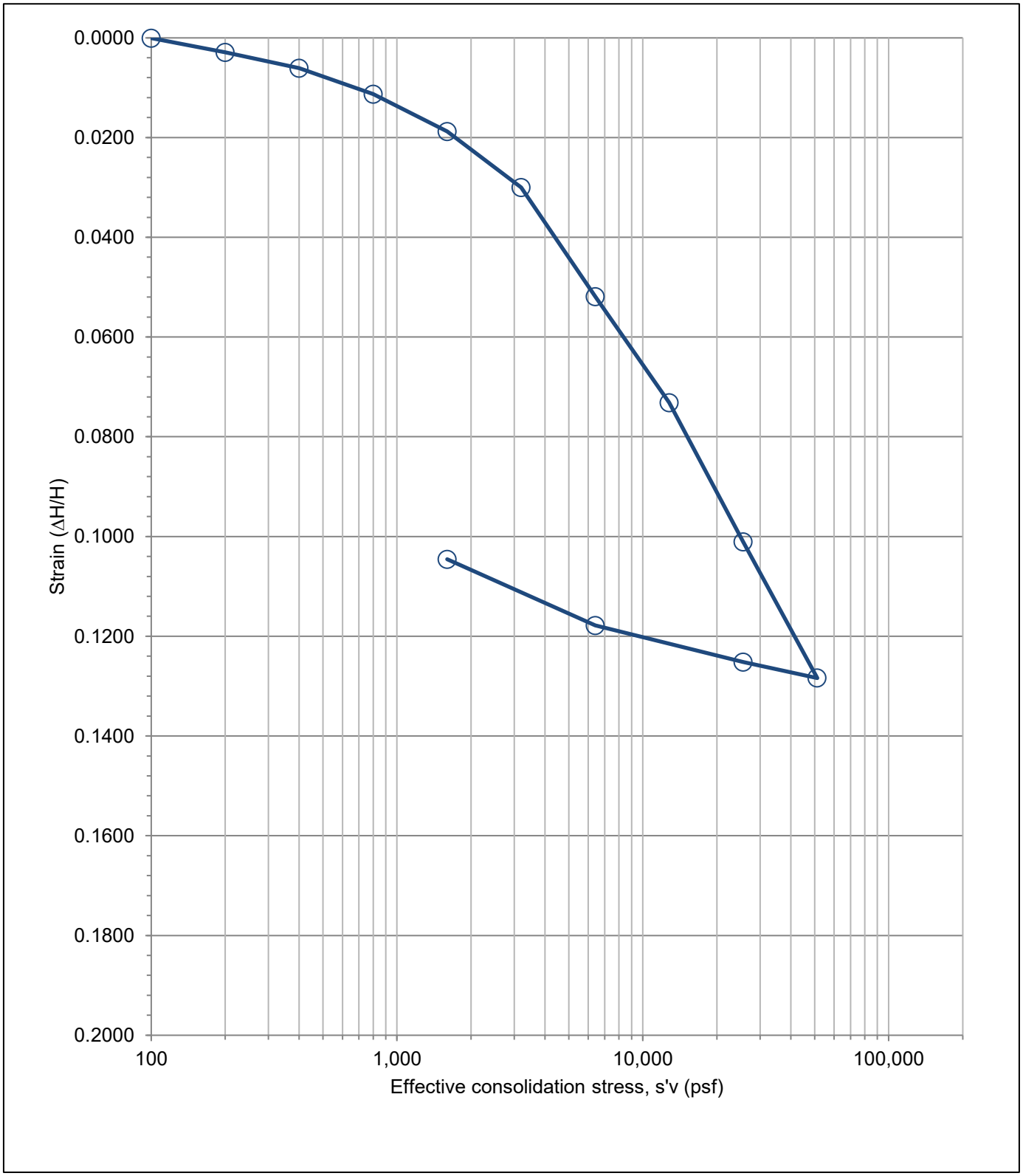
To be determined by the Geotechnical Engineer

Notes:
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation
[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10
No: 23072 (23-1725) **Depth:** 17.5-19 ft



Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

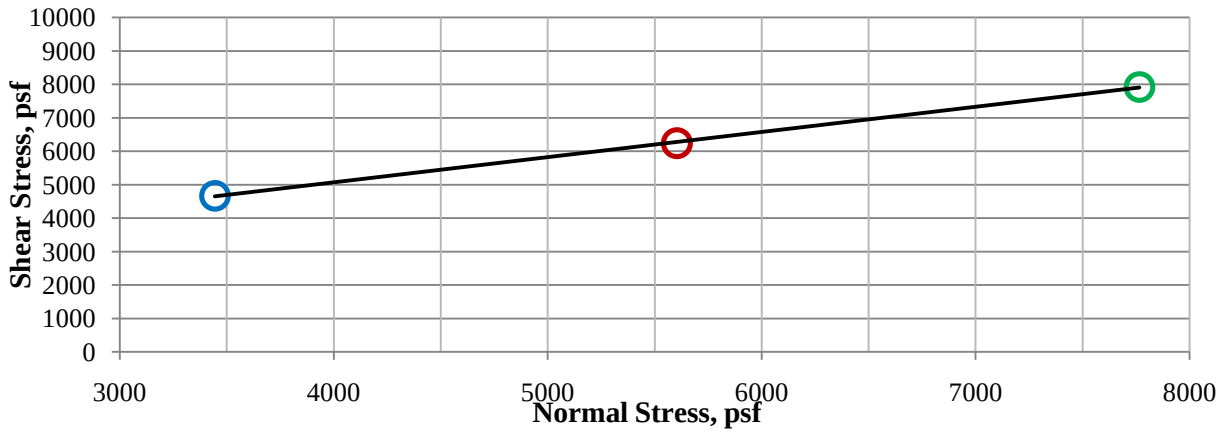
Sample Data:

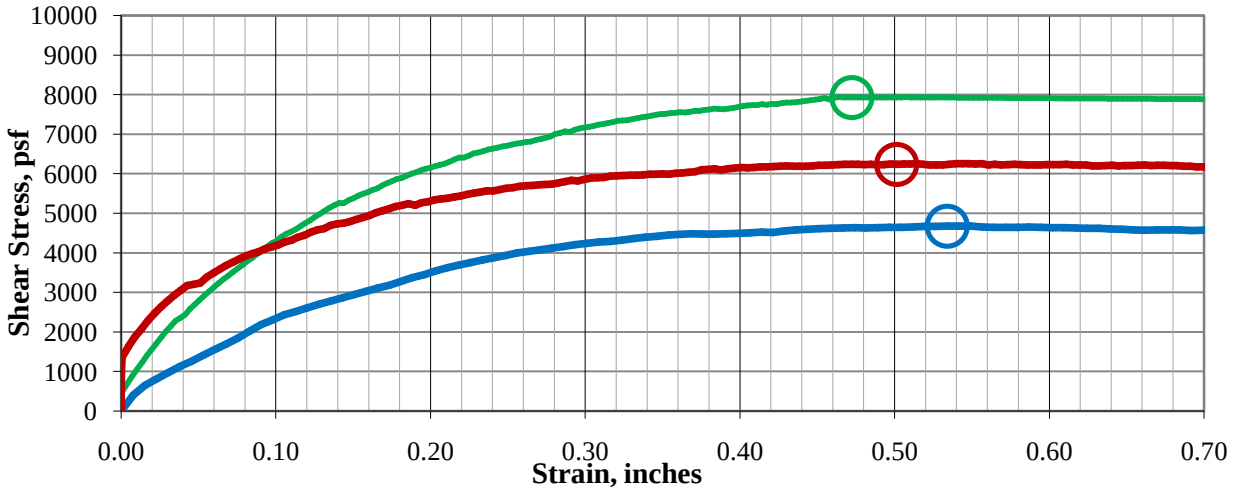
Boring: BH6-11 **Depth:** 52.5'-53' **Density:** 137.7 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
3444	14.4	16.2	2.2	143.1	123.1	**4673**	**22.1**
5604	14.4	15.6	3.0	143.5	124.1	**6234**	**20.7**
7764	14.4	14.7	3.8	143.6	125.2	**7924**	**19.5**

Peak Angle, ϕ° **37.0** Peak Cohesion, C, psf **2059** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
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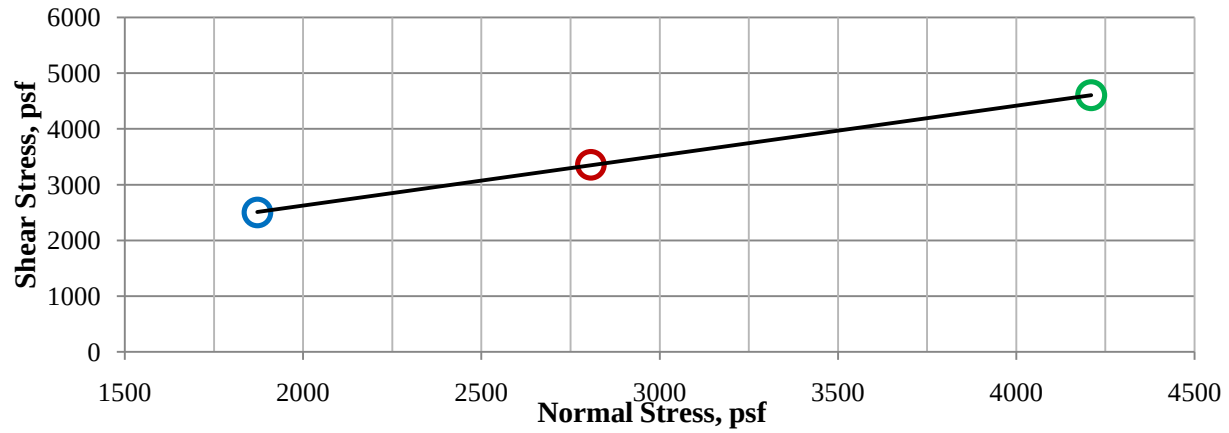
Sample Data:

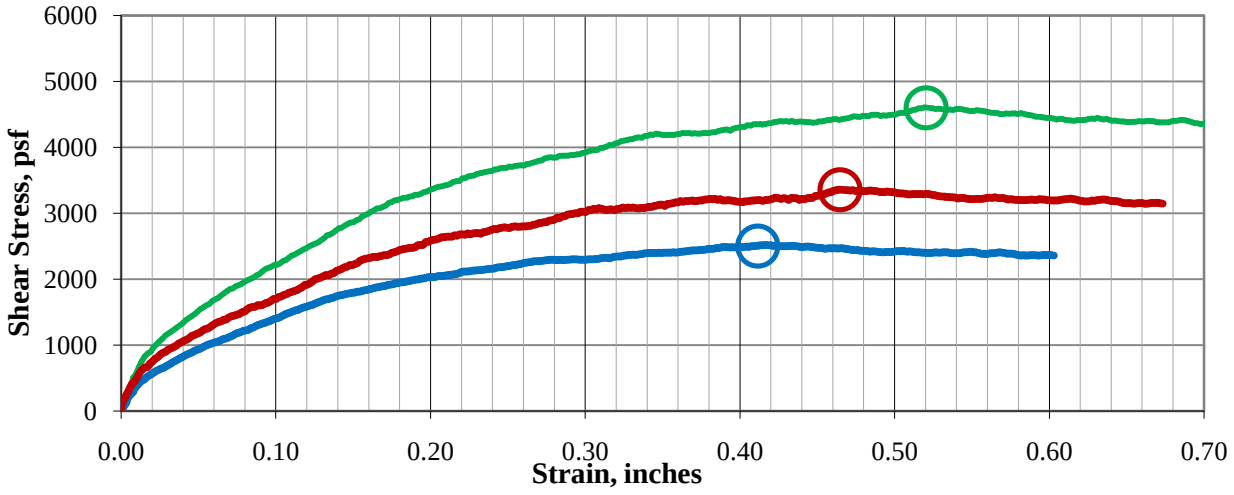
Boring: BH7-4 **Depth:** 19.5'-20' **Density:** 135.1 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
1871	15.5	19.5	1.5	141.9	118.7	**2505**	**17.0**
2806	15.5	17.6	2.6	141.2	120.1	**3358**	**19.2**
4210	15.5	15.8	3.6	140.5	121.3	**4602**	**21.5**

Peak Angle, ϕ° **41.9** Peak Cohesion, C, psf **835** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

2511 Holman Avenue
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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

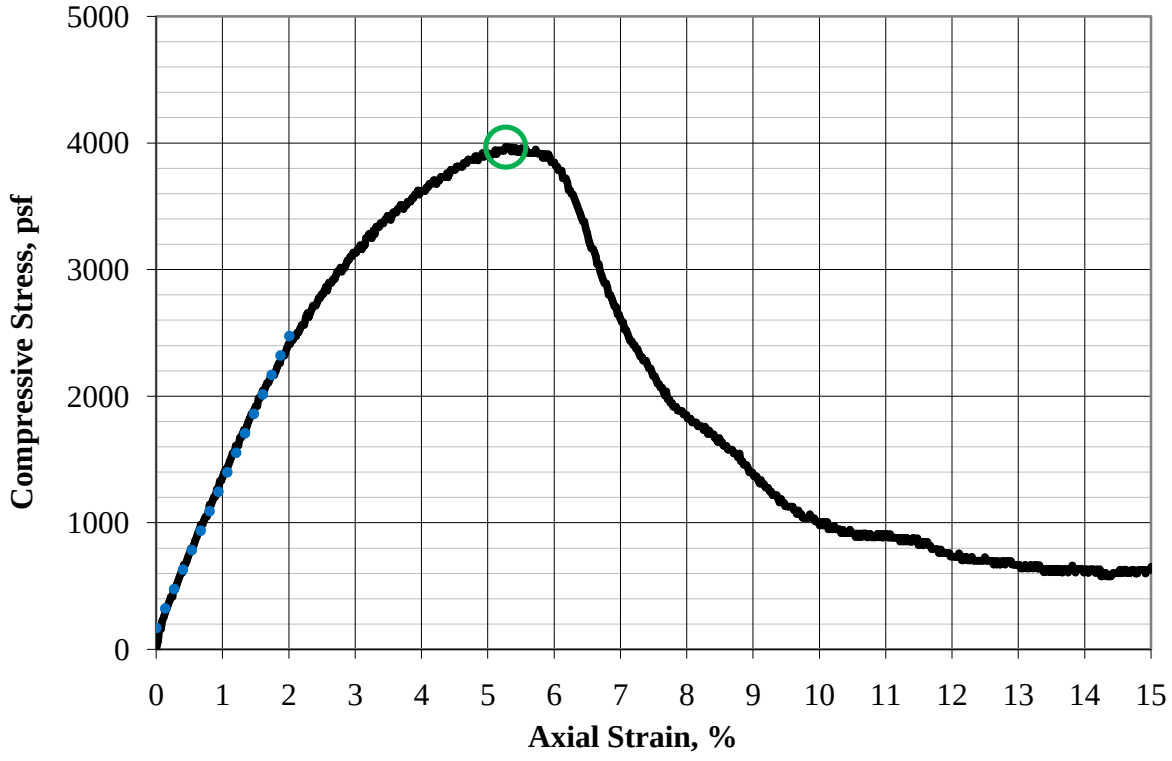
Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

Sample Data:

Boring: BH6-4B
Depth: 22.5' - 23'
Description: Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.395
Average Height, in.	5.186
Height/Diameter (L/D)	2.17
Moisture, %	18.6
Wet density, pcf	128.5
Dry density, pcf	108.3

Undrained Unconfined Strength Properties:	
Compressive strength, psf	3968
Shear strength, psf	1984
Axial elastic modulus, psi	798
Failure strain, %	5.3
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
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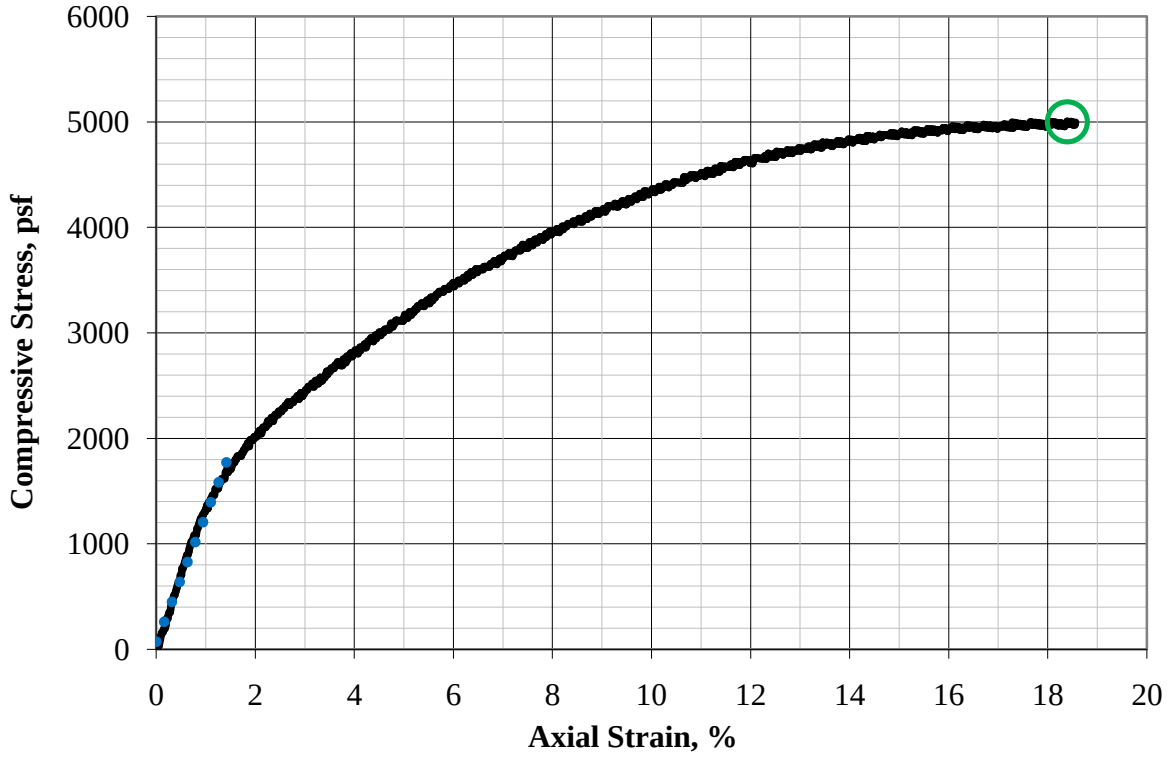
Sample Data:

Boring: BH7-6 Depth: 26' - 26.5'

Description: Lean Clay w/Sand, CL

Specimen Properties:	
Average Diameter, in.	2.389
Average Height, in.	6.044
Height/Diameter (L/D)	2.53
Moisture, %	25.6
Wet density, pcf	126.6
Dry density, pcf	100.8

Undrained Unconfined Strength Properties:	
Compressive strength, psf	5002
Shear strength, psf	2501
Axial elastic modulus, psi	834
Failure strain, %	18.4
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

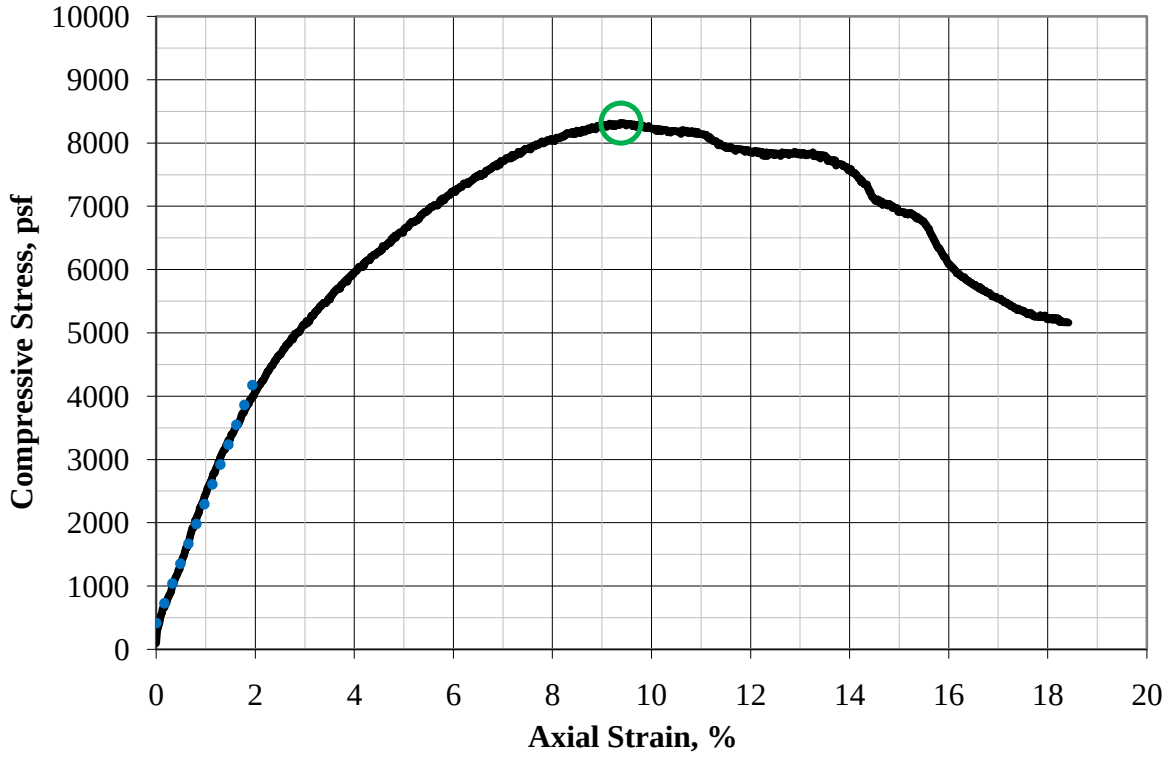
Sample Data:

Boring: BH7-13 Depth: 59.5' - 60'

Description: Sandy Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.407
Average Height, in.	5.987
Height/Diameter (L/D)	2.49
Moisture, %	17.1
Wet density, pcf	133.3
Dry density, pcf	113.8

Undrained Unconfined Strength Properties:	
Compressive strength, psf	8315
Shear strength, psf	4158
Axial elastic modulus, psi	1346
Failure strain, %	9.4
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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USCS CLASSIFICATION

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Sample ID: BH1-4 Depth (ft): 29.75'-31.75'

Unified Soils Classification
SC (Clayey Sand with Gravel)

Gravel	22%
Sand	56%
Fines	23%

Liquid Limit:	27
Plastic Limit:	12
Plasticity Index:	15

In-Situ Moisture Content	10.2%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	115.1	115.1	0.0	0%	100%
1"	25	115.1	115.1	0.0	0%	100%
3/4"	18.75	115.1	143.7	28.6	7%	93%
#4	4.75	115.1	174.2	59.1	22%	78%
#10	2.00	115.1	130.4	15.3	25%	75%
#40	0.425	115.1	131.8	16.7	29%	71%
#200	0.075	115.1	310.1	195.0	77%	23%
Pan	0	115.1	208.2	93.1	100%	0%
		Total Weight of Sample (g)		407.8		

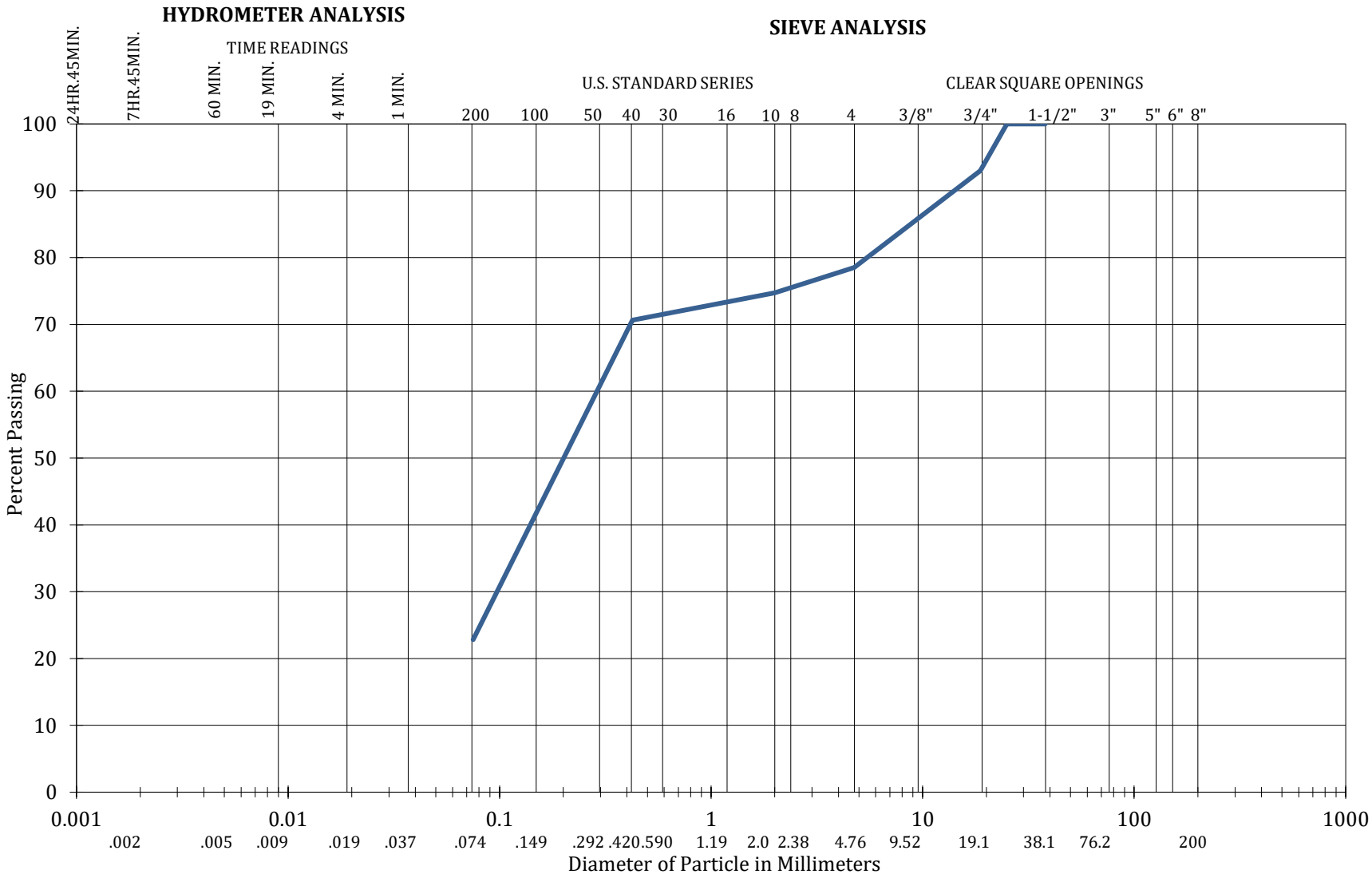
Moisture Content	
Wet Wt + Tare (g)	563.0
Dry Wt. + Tare (g)	521.6
Wt of Water (g)	41.4
Tare Wt. (g)	113.8
Dry Wt. (g)	407.8
Moisture Content	10.2%
Wash	
Wet Wt. + Tare (g)	563.0
Pre Wash Dry (g)	407.8
Post Wash Dry (g)	314.7
Tare Wt. (g)	113.8
Wt.Of Minus #200 =	93.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Clayey Sand w/Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-4

Lot 58 Grand View Lodges

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Sample ID: BH1-5 Depth (ft): 40'-42'

Unified Soils Classification
SC (Clayey Sand)

Gravel	14%
Sand	57%
Fines	28%

Liquid Limit:	19
Plastic Limit:	4
Plasticity Index:	15

In-Situ Moisture Content	11.6%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	115.1	115.1	0.0	0%	100%
1"	25	115.1	115.1	0.0	0%	100%
3/4"	18.75	115.1	127.5	12.4	2%	98%
#4	4.75	115.1	186.5	71.4	14%	86%
#10	2.00	115.1	144.7	29.6	19%	81%
#40	0.425	115.1	127.2	12.1	21%	79%
#200	0.075	115.1	411.2	296.1	72%	28%
Pan	0	115.1	282.0	166.9	100%	0%
		Total Weight of Sample (g)		588.5		

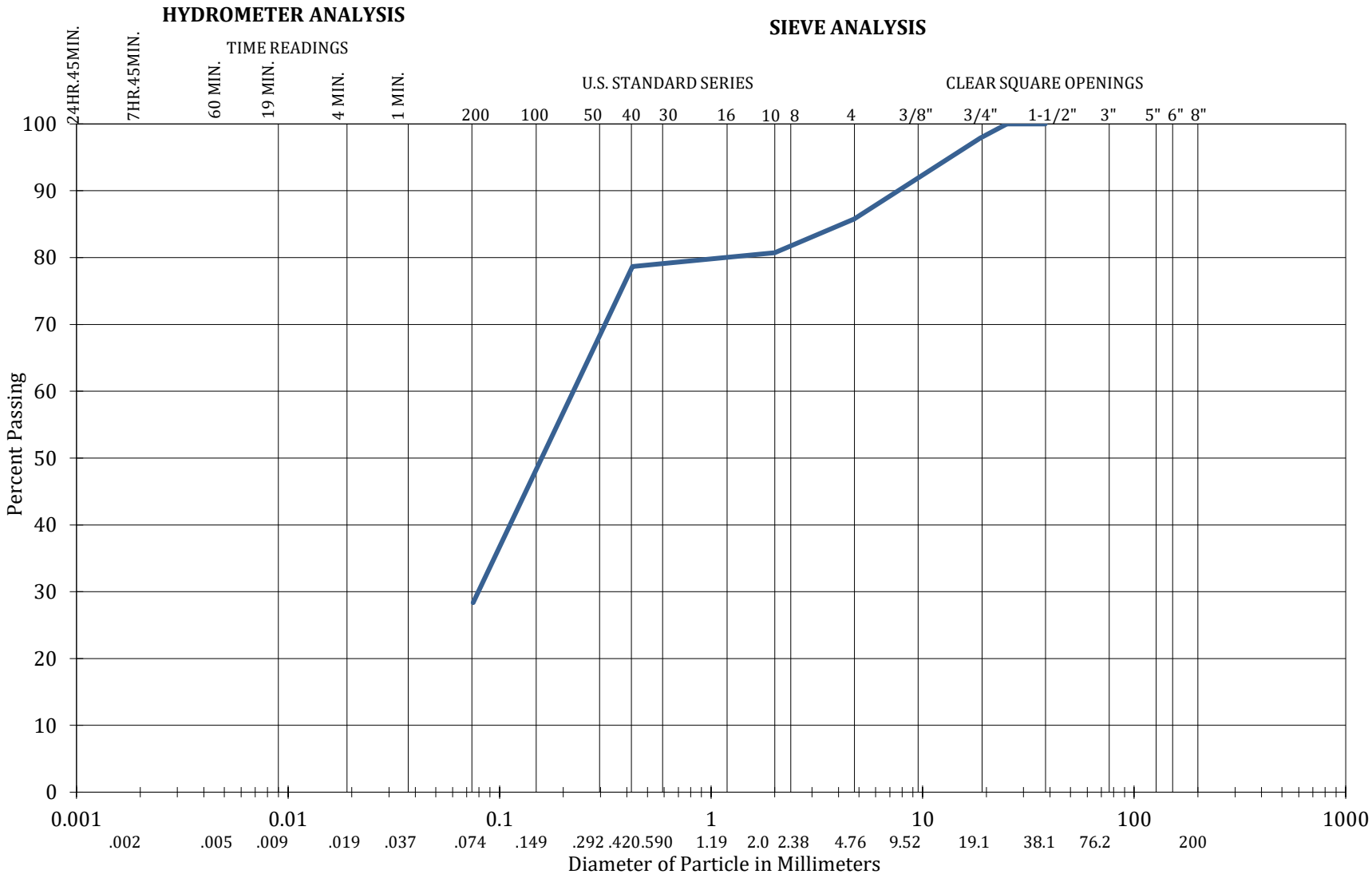
Moisture Content	
Wet Wt + Tare (g)	770.5
Dry Wt. + Tare (g)	702.3
Wt of Water (g)	68.2
Tare Wt. (g)	113.8
Dry Wt. (g)	588.5
Moisture Content	11.6%
Wash	
Wet Wt. + Tare (g)	770.5
Pre Wash Dry (g)	588.5
Post Wash Dry (g)	421.6
Tare Wt. (g)	113.8
Wt.Of Minus #200 =	166.9

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Sandy Clay

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-5

Lot 58 Grand View Lodges

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Sample ID: BH1-6 Depth (ft): 45'-47'

Unified Soils Classification
SC (Clayey Sand)

Gravel	0%
Sand	66%
Fines	34%

Liquid Limit:	30
Plastic Limit:	6
Plasticity Index:	24

In-Situ Moisture Content	19.3%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.7	110.7	0.0	0%	100%
1"	25	110.7	110.7	0.0	0%	100%
3/4"	18.75	110.7	110.7	0.0	0%	100%
#4	4.75	110.7	110.7	0.0	0%	100%
#10	2.00	110.7	110.7	0.0	0%	100%
#40	0.425	110.7	129.9	19.2	2%	98%
#200	0.075	110.7	622.1	511.4	66%	34%
Pan	0	110.7	382.8	272.1	100%	0%
		Total Weight of Sample (g)		802.7		

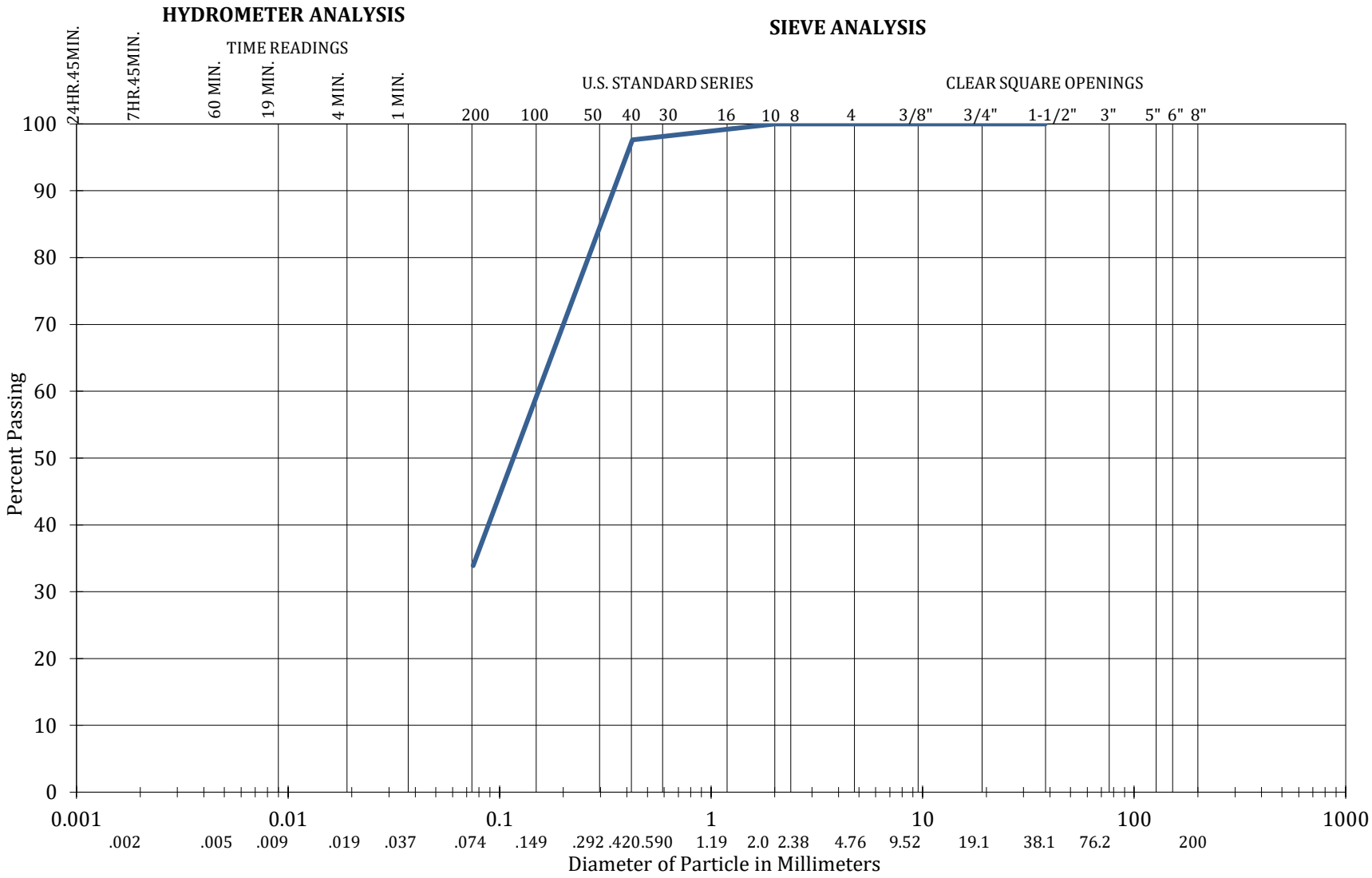
Moisture Content	
Wet Wt + Tare (g)	1067.4
Dry Wt. + Tare (g)	912.6
Wt of Water (g)	154.8
Tare Wt. (g)	109.9
Dry Wt. (g)	802.7
Moisture Content	19.3%
Wash	
Wet Wt. + Tare (g)	1067.4
Pre Wash Dry (g)	802.7
Post Wash Dry (g)	530.6
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	272.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Clayey Sand

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-6

Lot 58 Grand View Lodges

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Sample ID: BH5 @ 23'-28' Depth (ft): 23'-28'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	55%
Fines	38%

Liquid Limit:	29
Plastic Limit:	4
Plasticity Index:	25

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	147.1	37.0	7%	93%
#10	2.00	110.1	134.6	24.5	11%	89%
#40	0.425	110.1	145.4	35.3	18%	82%
#200	0.075	110.1	343.2	233.1	62%	38%
Pan	0	110.1	316.3	206.2	100%	0%
		Total Weight of Sample (g)		536.1		

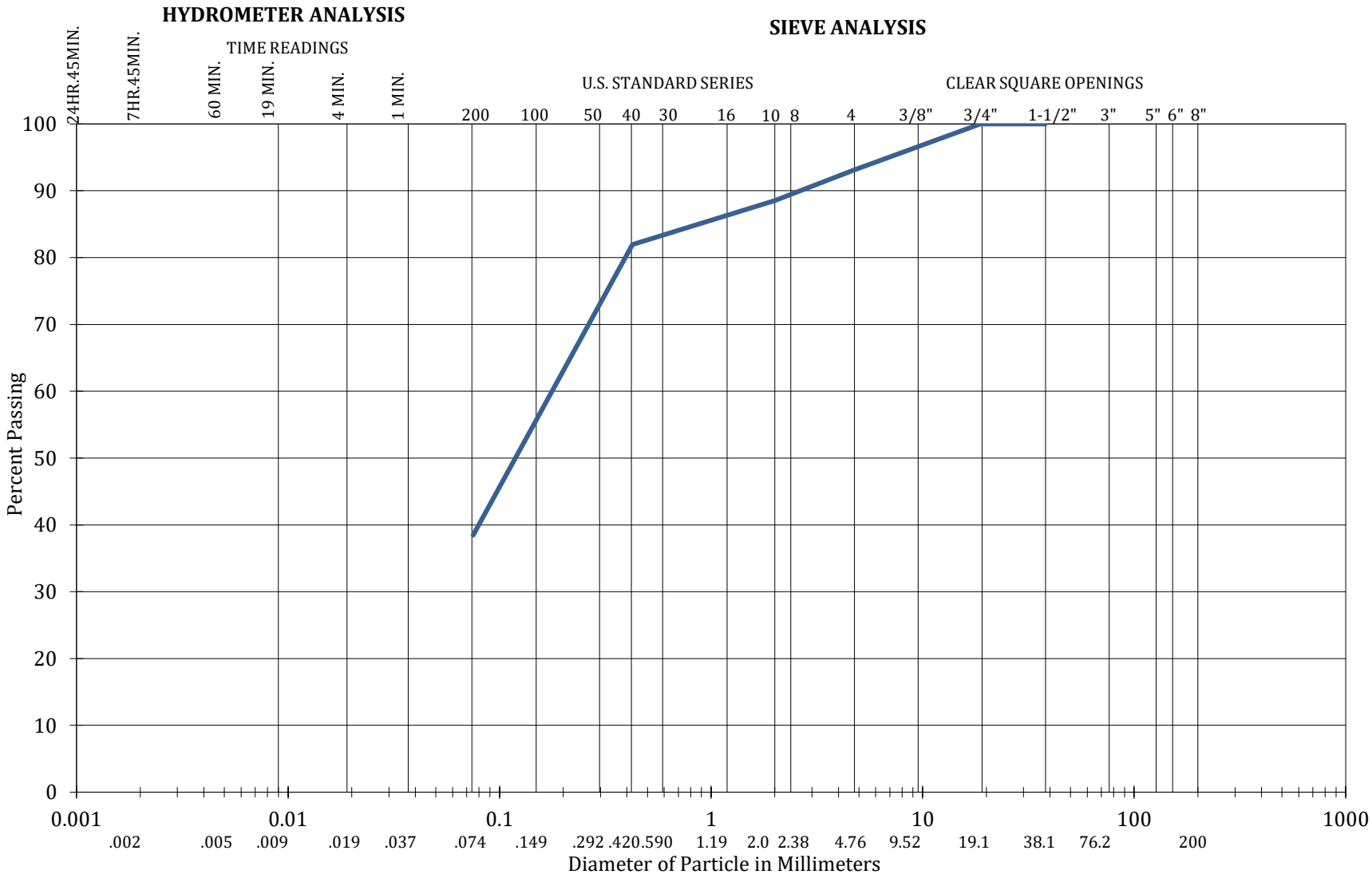
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	536.1
Post Wash Dry (g)	329.9
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	206.2

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Tan Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 23'-28'

Lot 58 Grand View Lodges

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Sample ID: BH5 @ 37'-41' Depth (ft): 37'-41'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	68%
Fines	25%

Liquid Limit:	28
Plastic Limit:	12
Plasticity Index:	16

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	163.8	53.7	7%	93%
#10	2.00	110.1	139.7	29.6	11%	89%
#40	0.425	110.1	196.8	86.7	23%	77%
#200	0.075	110.1	502.4	392.3	75%	25%
Pan	0	110.1	298.2	188.1	100%	0%
		Total Weight of Sample (g)		750.4		

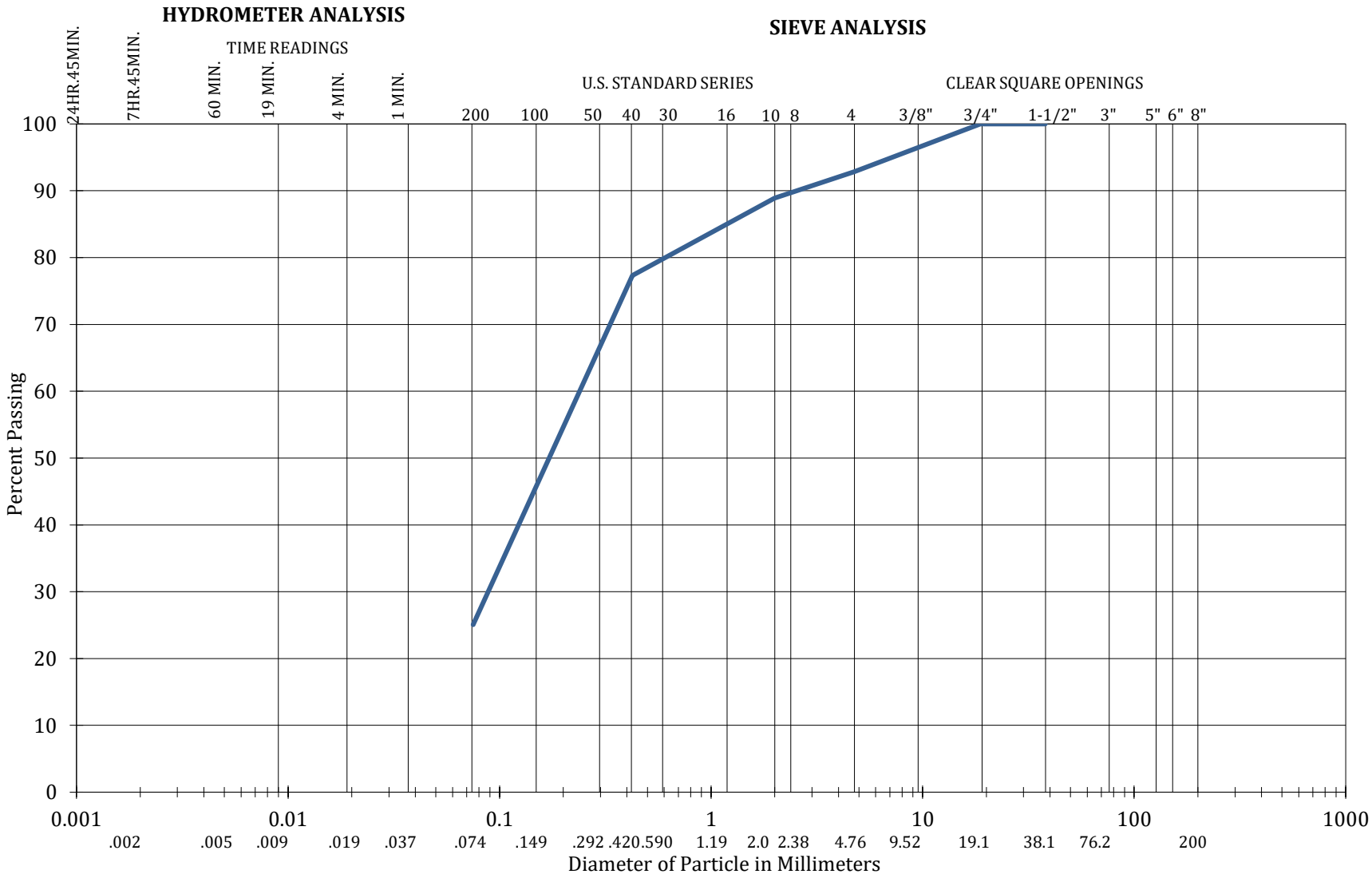
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	750.4
Post Wash Dry (g)	562.3
Tare Wt. (g)	114.3
Wt.Of Minus #200 =	188.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Gray Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 37'-41'

Lot 58 Grand View Lodges

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Sample ID: BH6-4B Depth (ft): 22'-23'

Unified Soils Classification
Lean Clay, CL

Gravel	**0%**
Sand	**12%**
Fines	**87%**

Liquid Limit:	**33**
Plastic Limit:	**15**
Plasticity Index:	**18**

In-Situ Moisture Content	**17.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	292.2	0.0	0%	100%
3/4"	18.75	292.2	292.2	0.0	0%	100%
3/8"	9.5	292.2	292.2	0.0	0%	100%
#4	4.75	292.2	293.3	1.0	0%	100%
#10	2.00	292.2	293.3	1.1	1%	99%
#40	0.425	292.2	304.0	11.8	5%	95%
#100	0.15	292.2	301.3	9.1	9%	91%
#200	0.075	292.2	303.4	11.2	13%	87%
Pan	0	292.2	527.4	235.2	100%	0%
		Total Weight of Sample (g)		**269.3**		

Moisture Content	
Wet Wt + Tare (g)	940.7
Dry Wt. + Tare (g)	825.9
Wt of Water (g)	114.8
Tare Wt. (g)	170.9
Dry Wt. (g)	654.9
Moisture Content	17.5%
Wash	
Wet Wt. + Tare (g)	940.7
Pre Wash Dry (g)	269.3
Post Wash Dry (g)	34.2
Tare Wt. (g)	292.2
Wt.Of Minus #200 =	235.2

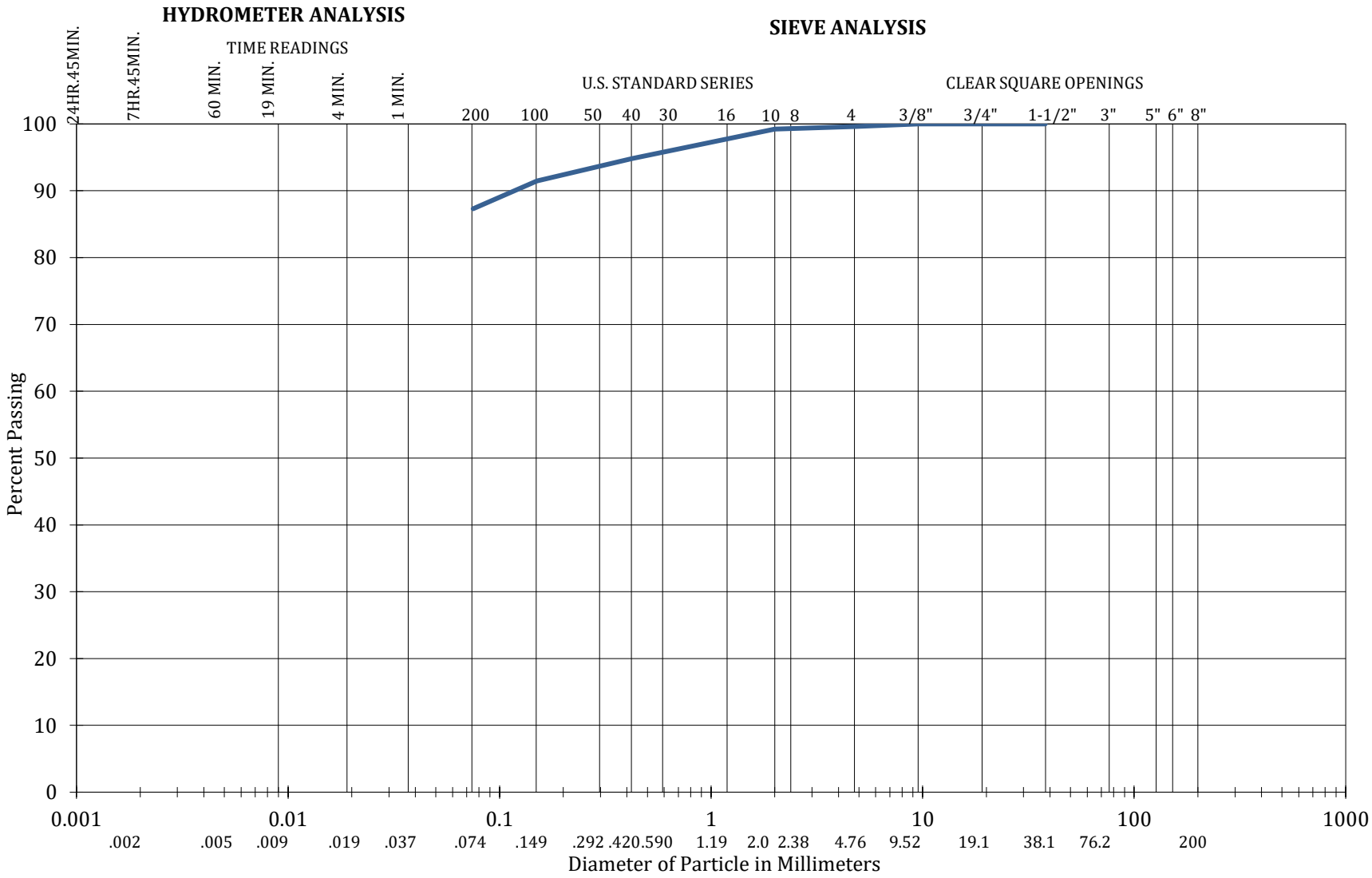
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Olive Green Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-4B

Lot 58 Grand View Lodges

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Sample ID: BH6-11 Depth (ft): 52'-53'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**25%**
Fines	**66%**

Liquid Limit:	**25**
Plastic Limit:	**11**
Plasticity Index:	**14**

In-Situ Moisture Content	**16.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	171.0	171.0	0.0	0%	100%
1"	25	171.0	171.0	0.0	0%	100%
3/4"	18.75	171.0	171.0	0.0	0%	100%
3/8"	9.5	171.0	205.5	34.5	5%	95%
#4	4.75	171.0	206.3	35.3	9%	91%
#10	2.00	171.0	231.4	60.4	17%	83%
#40	0.425	171.0	226.7	55.7	25%	75%
#100	0.15	171.0	200.2	29.2	29%	71%
#200	0.075	171.0	213.6	42.7	34%	66%
Pan	0	171.0	661.8	490.9	100%	0%
		Total Weight of Sample (g)		**748.7**		

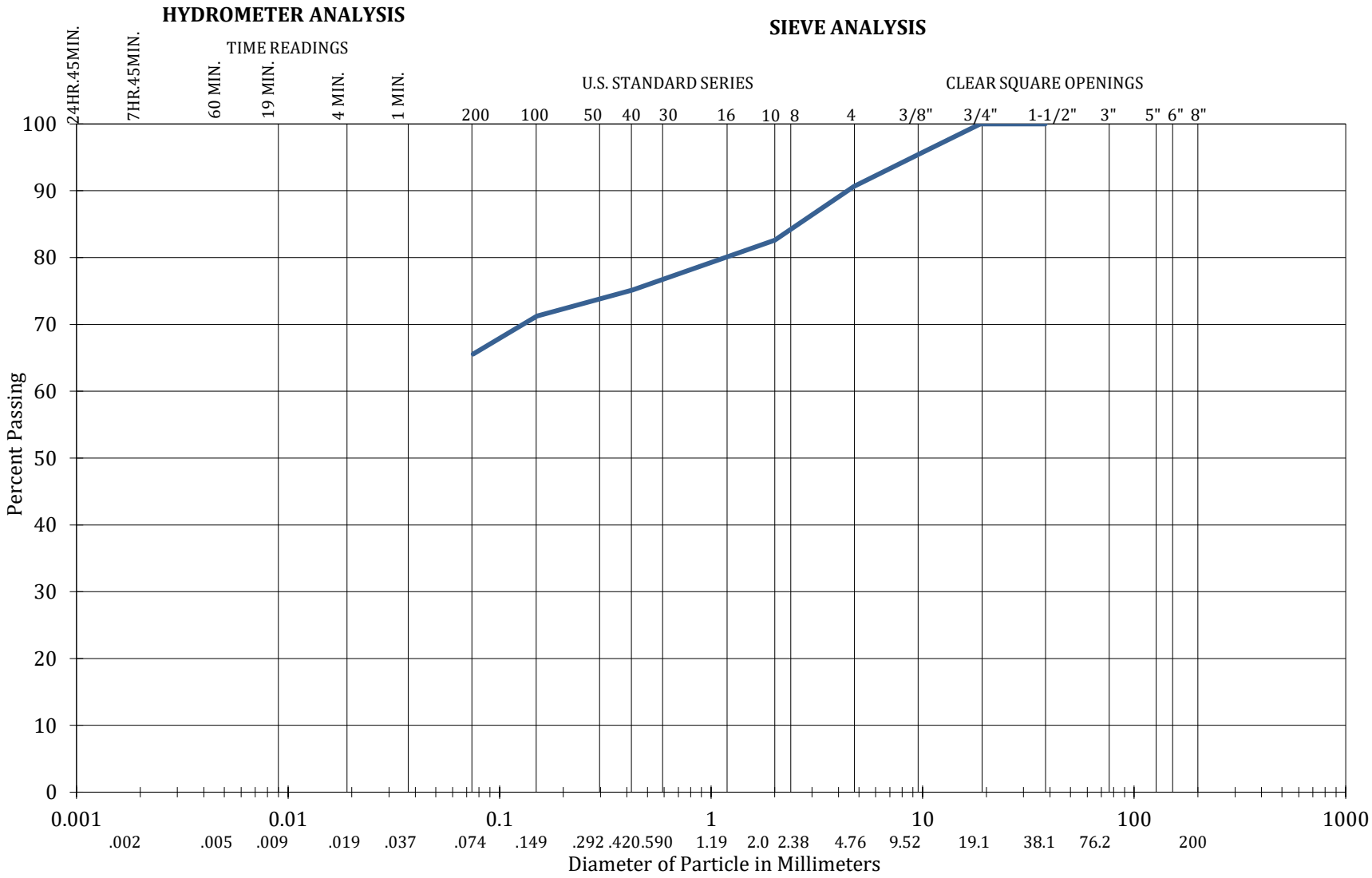
Moisture Content	
Wet Wt + Tare (g)	851.2
Dry Wt. + Tare (g)	754.8
Wt of Water (g)	96.4
Tare Wt. (g)	170.8
Dry Wt. (g)	584.0
Moisture Content	16.5%
Wash	
Wet Wt. + Tare (g)	851.2
Pre Wash Dry (g)	748.7
Post Wash Dry (g)	257.8
Tare Wt. (g)	170.4
Wt.Of Minus #200 =	490.9

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/7/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-11

Lot 58 Grand View Lodges

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Sample ID: BH7-4 Depth (ft): 19'-20'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**27%**
Fines	**64%**

Liquid Limit:	**25**
Plastic Limit:	**14**
Plasticity Index:	**11**

In-Situ Moisture Content	**13.2%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.3	292.3	0.0	0%	100%
1"	25	292.3	292.3	0.0	0%	100%
3/4"	18.75	292.3	292.3	0.0	0%	100%
3/8"	9.5	292.3	301.7	9.5	3%	97%
#4	4.75	292.3	307.6	15.4	9%	91%
#10	2.00	292.3	310.8	18.5	16%	84%
#40	0.425	292.3	311.2	18.9	23%	77%
#100	0.15	292.3	306.4	14.1	28%	72%
#200	0.075	292.3	313.4	21.1	36%	64%
Pan	0	292.3	467.0	174.8	100%	0%
		Total Weight of Sample (g)		**272.2**		

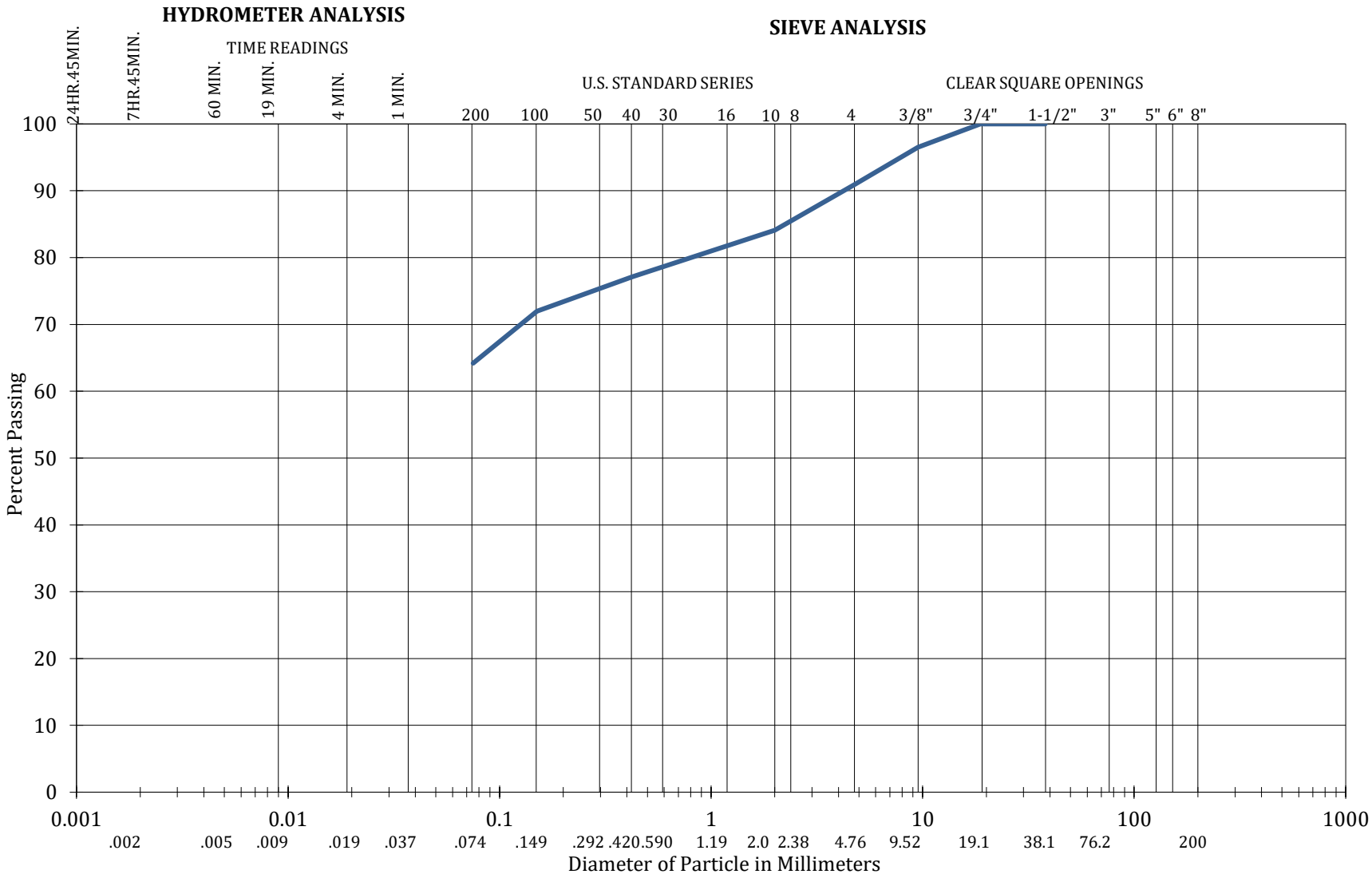
Moisture Content	
Wet Wt + Tare (g)	1193.5
Dry Wt. + Tare (g)	1074.5
Wt of Water (g)	118.9
Tare Wt. (g)	170.9
Dry Wt. (g)	903.7
Moisture Content	13.2%
Wash	
Wet Wt. + Tare (g)	1193.5
Pre Wash Dry (g)	272.2
Post Wash Dry (g)	97.5
Tare Wt. (g)	292.3
Wt.Of Minus #200 =	174.8

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-4

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH7-6 Depth (ft): 25.5'-26.5'

Unified Soils Classification

Lean Clay with Sand, CL

Gravel	**4%**
Sand	**15%**
Fines	**81%**

Liquid Limit:	**35**
Plastic Limit:	**17**
Plasticity Index:	**18**

In-Situ Moisture Content	**20.6%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.3	292.3	0.0	0%	100%
1"	25	292.3	292.3	0.0	0%	100%
3/4"	18.75	292.3	292.3	0.0	0%	100%
3/8"	9.5	292.3	298.7	6.4	2%	98%
#4	4.75	292.3	297.1	4.8	4%	96%
#10	2.00	292.3	296.7	4.4	5%	95%
#40	0.425	292.3	300.0	7.7	8%	92%
#100	0.15	292.3	302.7	10.4	12%	88%
#200	0.075	292.3	312.9	20.6	19%	81%
Pan	0	292.3	531.7	239.4	100%	0%
		Total Weight of Sample (g)		**293.8**		

Moisture Content	
Wet Wt + Tare (g)	1304.2
Dry Wt. + Tare (g)	1110.3
Wt of Water (g)	193.9
Tare Wt. (g)	170.6
Dry Wt. (g)	939.7
Moisture Content	20.6%
Wash	
Wet Wt. + Tare (g)	1304.2
Pre Wash Dry (g)	293.8
Post Wash Dry (g)	54.4
Tare Wt. (g)	292.3
Wt.Of Minus #200 =	239.4

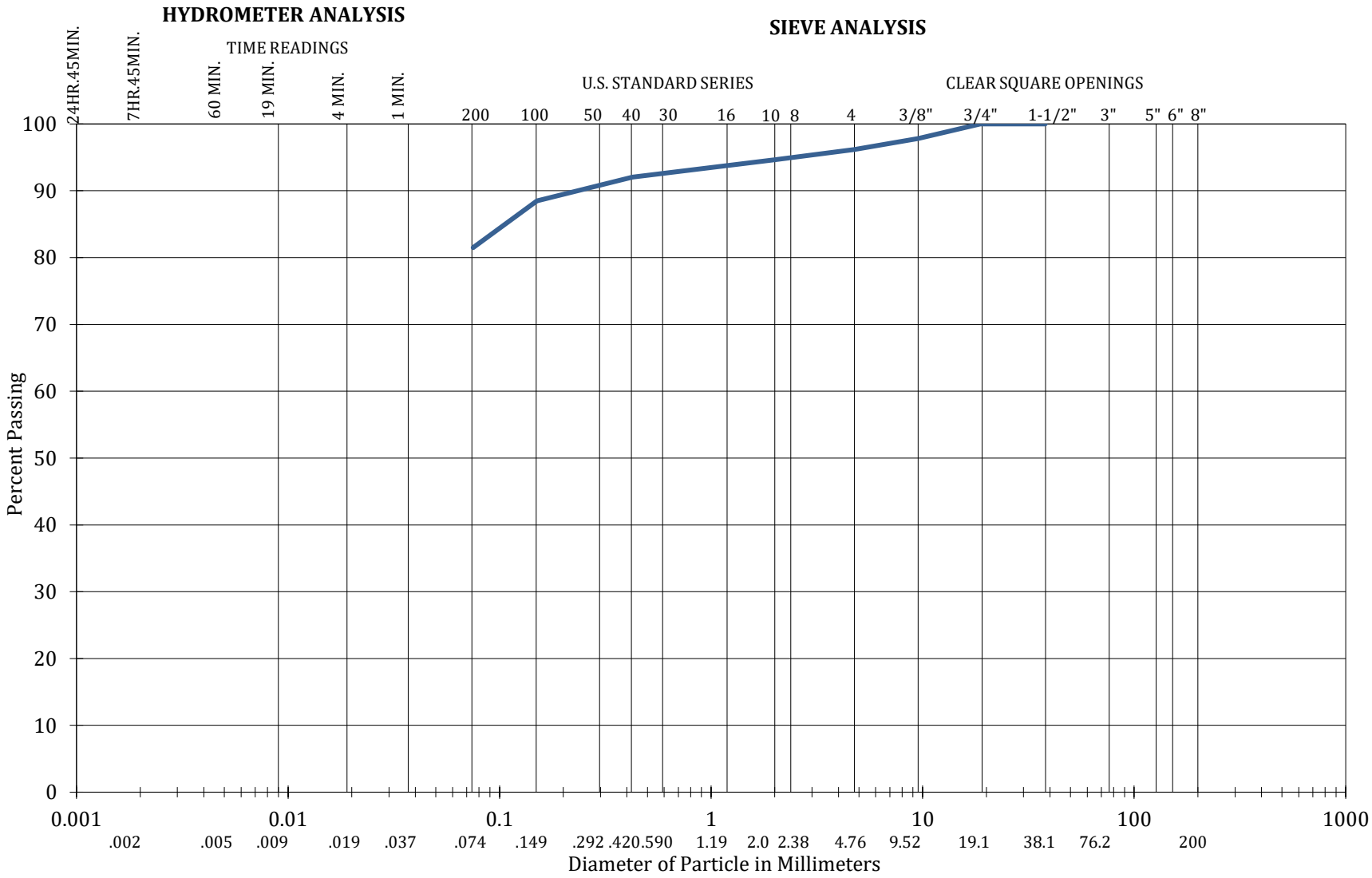
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/1/2021

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USCS CLASSIFICATION SIEVE CHART

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-6

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH7-13 Depth (ft): 59'-60'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**11%**
Sand	**22%**
Fines	**67%**

Liquid Limit:	**29**
Plastic Limit:	**15**
Plasticity Index:	**14**

In-Situ Moisture Content	**17.9%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	332.0	39.8	6%	94%
3/4"	18.75	292.2	292.2	0.0	6%	94%
3/8"	9.5	292.2	306.5	14.2	8%	92%
#4	4.75	292.2	311.7	19.4	11%	89%
#10	2.00	292.2	325.3	33.1	16%	84%
#40	0.425	292.2	327.0	34.8	21%	79%
#100	0.15	292.2	319.8	27.6	25%	75%
#200	0.075	292.2	344.3	52.0	33%	67%
Pan	0	292.2	748.9	456.6	100%	0%
		Total Weight of Sample (g)		**677.5**		

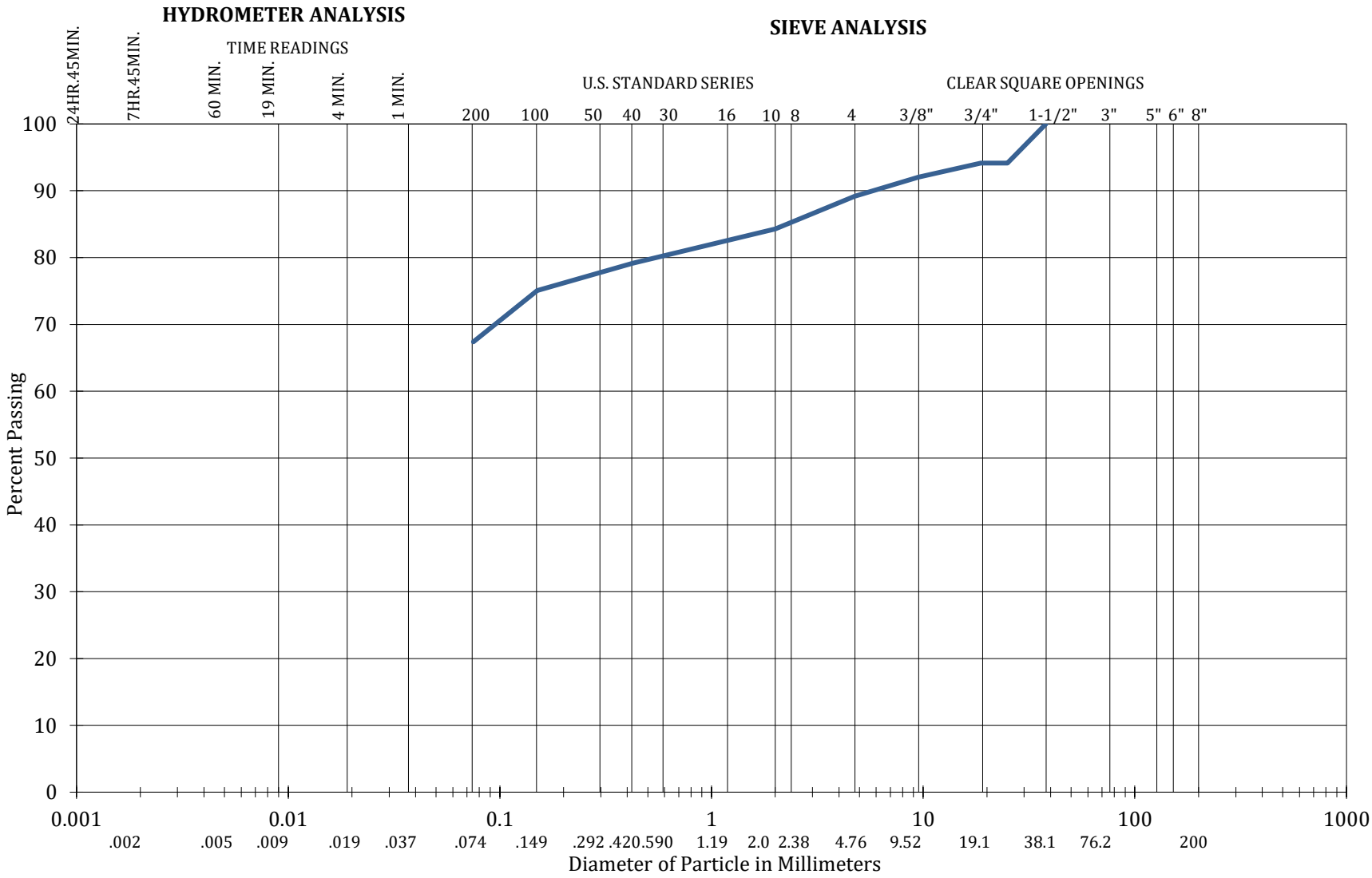
Moisture Content	
Wet Wt + Tare (g)	1000.2
Dry Wt. + Tare (g)	873.8
Wt of Water (g)	126.4
Tare Wt. (g)	169.7
Dry Wt. (g)	704.2
Moisture Content	17.9%
Wash	
Wet Wt. + Tare (g)	1000.2
Pre Wash Dry (g)	677.5
Post Wash Dry (g)	220.9
Tare Wt. (g)	169.7
Wt.Of Minus #200 =	456.6

Project:	Lot 58 Gand View Lodges
Job Number	21-222-02
Visual ID:	Gray Lean Clay with Sand

Sampled By:	AP
Date:	6/25/2021
Tested By:	AE
Date:	7/1/2021

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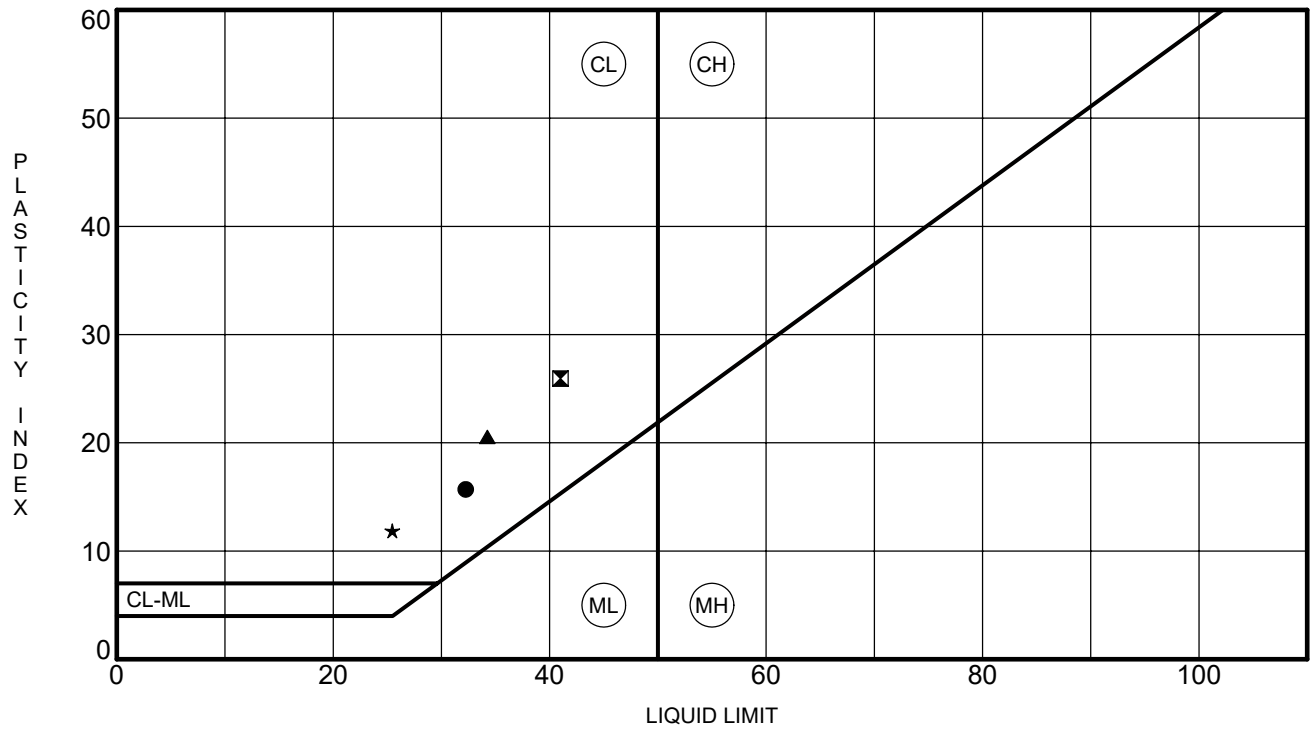
USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-13

Lot 58 Grand View Lodges



	Specimen Identification		LL	PL	PI	Fines	Classification
●	**TP-1**	**9.0**	**32**	**17**	**15**		
⊠	**TP-1**	**10.0**	**41**	**15**	**26**		
▲	**TP-1**	**25.0**	**34**	**14**	**20**		
★	**TP-1**	**27.5**	**25**	**14**	**11**		

Womack & Associates, Inc.
P.O. Box 12650
Jackson, WY 83002
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ATTERBERG LIMITS' RESULTS

Project: TOJ - Snow King Water Tank

Location: Jackson, Wyoming

Number:

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
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APPENDIX D

Soil-Engineering Parameters

Engineering parameters for site soils were evaluated based on a variety of methods, including:

- direct laboratory testing (shear strength and consolidation),
- correlations with index tests,
- empirical relationships between SPT N-values and shear strength, and
- visual classification and empirical estimates.

Due to the chaotic and random nature of the soils (i.e., mixture of fine-grained and coarse-grained soils), collecting relatively undisturbed shelby tube samples of fine-grained soil layers during the drilling effort to perform shear tests and consolidation tests on was difficult. Therefore, very limited soil parameters for soil unit weight, consolidation values, and shear strength values were directly determined from their respective tests. Most of the samples that underwent lab testing were disturbed samples collected during SPT sampling and sonic drilling, of which their results were used to estimate the soil parameters based on correlations. Jorgensen Geotechnical (JG) was able to submit two relatively undisturbed Shelby tube samples to undergo consolidation testing, while the 2021 Nelson Engineering Report presented shear testing results from five relatively undisturbed Shelby tube samples, which were reviewed.

A discussion regarding the selection of soils parameters is found below.

Soil Unit Weight

Two consolidation tests were performed which produced dry unit weights, while five shear test results presented in the Nelson Engineering report produced dry unit weights. These direct unit weight measurements, SPT blow counts, and observations made in the open test pits were used to estimate the in-situ unit weight of the soils. Estimated unit weights are presented below in Table D-1.

Table D-1: Estimated Soil Unit Weight Values

Soil Layer	Unit Weight (Pounds per cubic foot)
CL – Lean Clay	115
SC – Clayey Sand	120
GC – Clayey Gravel	125
SC – Weathered Bedrock	140

Consolidation Parameters

Two consolidation tests were performed on samples collected during the drilling effort performed by JG. No consolidation tests were presented in the Nelson Engineering or Womack and Associates, reports. Coefficients of consolidation, C_c, were calculated based on the direct consolidated test results, as well as methods recommended by Skempton (1944), Nagaraj and Murthy (1985), Wroth and Wood (1978), and Kulhawy and Mayne (1990). These calculation methods use index properties such as the Liquid Limit and the Plasticity Index to estimate the coefficients of consolidation. The results presented below are the average of all C_c, values calculated from the direct results and correlation calculations.

Table D-2: Estimated Coefficients of Consolidation

Soil Layer	Coefficient of Consolidation
CL – Clay	0.20
SC – Clayey Sand	0.18
GC – Clayey Gravel	0.16

Strength Parameters

Internal Friction Angle (phi)

Strength parameters used in the slope stability model were selected by examining direct shear results, calculations based on SPT blow count values, as recommended by Hatanaka and Uchida (1996) and Schmertmann (1975), and calculated based on index properties as recommended by Duncan (1989). Minimum, maximum, and average internal friction angles (phi) are summarized in the table below.

Table D-3: Estimated Internal Friction Values (Degrees)

	Minimum	Maximum	Average	Standard Deviation	Selected phi[1]
CL – Clay	30.0	56.3	37.3	7.2	35
SC – Clayey Sand	27.5	54.2	37.9	9.4	37
GC – Clayey Gravel	29.0	63.3	47.5	9.7	40
SC – Weathered Bedrock	--	--	--	--	60

1. Dashes indicate a refusal condition was met during SPT samples, therefore phi value was estimated

As summarized in the table above, the minimum and maximum calculated internal friction angles for a single soil layer sometimes varied by over 20-degrees. Therefore, internal friction angles were selected by reviewing all calculated values, as well as reviewing suggested values in Chapter 9 of the Pit Slope Manual (1982).

Soils that have undergone movement are assumed to be in a residual strength state; i.e., weaker than the strength of the soils prior to the movement. Though the published geologic maps and our observations in the field classified the origin of the soils as landslide debris, no direct shear zones were observed and no signs of previous shearing (i.e., slickensides) were observed. Additionally, loess, typically formed from windblown glacial silt, was observed overlying the landslide deposit, therefore it is assumed the landslide occurred prior to or during the Pinedale Glaciation approximately 10 to 30 thousand years ago. If the soils observed in the boreholes and test pits were once in a residual state following failure, it is assumed since their mobilization in the failure event, they have been naturally consolidating and therefore regaining strength. Therefore, residual shear strengths were not used for the slope stability model and peak shear strengths were used.

Cohesion

Cohesion was added to the material models in the slope stability model to avoid selecting slip surfaces representing the “infinite slope” solution. Cohesion values used in the slope stability models can be found in Appendix F.

Compression Index (C_c) Calculation Spreadsheet

							Skempton	*Nagaraj*	*Wroth*	*Kulhawy*				
Project	**BH**	**Depth**	**LL**	**PL**	**PI**	**Consol Results**	**Compression Index (Cc)**				**Average**	**Median**	**Std Dev**	**Classification**
Bear Development - Snow King Loop Lots 53 and 58	JG-10	12.5-14.0	39	15	24	0.17	*0.26*	*0.24*	*0.32*	*0.32*	0.29	0.29	0.04	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-10	17.5-19.0	32	14	18	0.13	*0.20*	*0.20*	*0.24*	*0.24*	0.22	0.22	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	18-19	31	16	15		*0.19*	*0.19*	*0.20*	*0.20*	0.20	0.20	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	27-29	28	16	12		*0.16*	*0.18*	*0.16*	*0.16*	0.17	0.16	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	54.5-57	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	67-69	26	16	10		*0.14*	*0.16*	*0.14*	*0.14*	0.14	0.14	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	72.5-75	38	17	21		*0.25*	*0.24*	*0.28*	*0.28*	0.26	0.27	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	7-8.5	20	15	5		*0.09*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-02	14.5-16	31	15	16		*0.19*	*0.19*	*0.22*	*0.22*	0.20	0.21	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	22-25	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	32-35	21	16	5		*0.10*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	38.5-40	29	17	12		*0.17*	*0.18*	*0.16*	*0.16*	0.17	0.17	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	52-55	16	4	12		*0.05*	*0.10*	*0.16*	*0.16*	0.12	0.13	0.05	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	60-62	37	23	14		*0.24*	*0.23*	*0.19*	*0.19*	0.21	0.21	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	64.5-67	31	17	14		*0.19*	*0.19*	*0.19*	*0.19*	0.19	0.19	0.00	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	69.5-72	21	16	5		*0.10*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	SC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	4.5-7	33	14	19		*0.21*	*0.21*	*0.26*	*0.26*	0.23	0.23	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-03	14.5-17	30	15	15		*0.18*	*0.19*	*0.20*	*0.20*	0.19	0.20	0.01	SC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	22-25	35	15	20		*0.23*	*0.22*	*0.27*	*0.27*	0.25	0.25	0.03	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	30-33	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-04	7-8.5	34	16	18		*0.22*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-04	14.5-17	19	14	5		*0.08*	*0.12*	*0.07*	*0.07*	0.08	0.07	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-04	22-25	31	17	14		*0.19*	*0.19*	*0.19*	*0.19*	0.19	0.19	0.00	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-04	30-33	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-10	7.5-9	25	16	9		*0.14*	*0.16*	*0.12*	*0.12*	0.13	0.13	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-10	15-17	38	21	17		*0.25*	*0.24*	*0.23*	*0.23*	0.24	0.23	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-11	7.5-9	22	15	7		*0.11*	*0.14*	*0.09*	*0.09*	0.11	0.10	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-12	5-6.5	27	15	12		*0.15*	*0.17*	*0.16*	*0.16*	0.16	0.16	0.01	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-12	10-11.5	27	17	10		*0.15*	*0.17*	*0.14*	*0.14*	0.15	0.14	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-12	20-21.5	26	14	12		*0.14*	*0.16*	*0.16*	*0.16*	0.16	0.16	0.01	SC
Nelson 53&58	BH1	29.75	27	12	15		*0.15*	*0.17*	*0.20*	*0.20*	0.18	0.19	0.02	SC
Nelson 53&58	BH1	40	19	4	15		*0.08*	*0.12*	*0.20*	*0.20*	0.15	0.16	0.06	SC
Nelson 53&58	BH1	45	30	6	24		*0.18*	*0.19*	*0.32*	*0.32*	0.25	0.26	0.08	SC
Nelson 53&58	BH5	23	29	4	25		*0.17*	*0.18*	*0.34*	*0.34*	0.26	0.26	0.09	SC
Nelson 53&58	BH5	37	18	2	16		*0.07*	*0.11*	*0.22*	*0.22*	0.15	0.16	0.07	SC
Nelson 53&58	BH6	22	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Nelson 53&58	BH6	52	25	11	14		*0.14*	*0.16*	*0.19*	*0.19*	0.17	0.17	0.03	CL
Nelson 53&58	BH7	19	25	14	11		*0.14*	*0.16*	*0.15*	*0.15*	0.15	0.15	0.01	CL
Nelson 53&58	BH7	25.5	35	17	18		*0.23*	*0.22*	*0.24*	*0.24*	0.23	0.23	0.01	CL
Nelson 53&58	BH7	59	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	CL
Womack Water Tank	TP-1	9	32	17	15		*0.20*	*0.20*	*0.20*	*0.20*	0.20	0.20	0.00	CL
Womack Water Tank	TP-1	10	41	15	26		*0.28*	*0.26*	*0.35*	*0.35*	0.31	0.32	0.05	CL
Womack Water Tank	TP-1	25	34	14	20		*0.22*	*0.21*	*0.27*	*0.27*	0.24	0.24	0.03	CL
Womack Water Tank	TP-1	27.5	25	14	11		*0.14*	*0.16*	*0.15*	*0.15*	0.15	0.15	0.01	CL

Phi Calculation Spreadsheet

Shear Strength Correlation Summary - Peak Friction Angle

					Hatanaka and Uchida (1996)	*Schmertmann (1975)*						Duncan, 1989							
Project	**BH**	**Sample**	**Depth (ft)**	**(N1)60**	**Peak Phi (N160)**	**Peak Phi (N160)**	**Phi (Direct Shear)**	**LL**	**PI**	**Overburden**	**% Clay**	**Peak Phi**	**Classification**	**Unit Weight (pcf)**	**Cohesion**	**Min**	**Max**	**Average**	**Std Dev**
Bear Dev - 53&58	**JG-01**	**D-8**	18	--	--	--		31	15			34	CL	115	0	24.0	26.0	25.0	1.4
Bear Dev - 53&58	**JG-01**	**D-12**	27	38	47	53		28	12			35	CL	115	0				
Bear Dev - 53&58	**JG-01**	**D-17**	37	94	63	60				4300	7		GC	120	0	31.0	32.0	31.5	0.7
Bear Dev - 53&58	**JG-01**	**D-26**	47	84	61	59							GC	120	0				
Bear Dev - 53&58	**JG-01**	**D-27**	54.5	--	-	-		33	18			32	CL	115	0				
Bear Dev - 53&58	**JG-01**	**D-31**	67	56	53	54							CL	115	0	21.0	27.0	23.7	3.1
Bear Dev - 53&58	**JG-01**	**D-32**	67	--	-	-		26	10			36	CL	115	0				
Bear Dev - 53&58	**JG-01**	**D-36**	72.5	--	-	-		38	21			31	CL	115	0				
Bear Dev - 53&58	**JG-01**	**D-39**	80	35	47	48							GC	120	0				
Bear Dev - 53&58	**JG-02**	**D4**	7	-	-	-		20	5			37	GC	120	0	31.0	31.0	31.0	
Bear Dev - 53&58	**JG-02**	**D8**	14.5	-	-	-		31	16			32	CL	115	0				
Bear Dev - 53&58	**JG-02**	**D9**	17	6	31	31							CL	110	0				
Bear Dev - 53&58	**JG-02**	**D11**	22	-	-	-		29	14			30	CL	110	0	23.0	31.0	26.0	3.6
Bear Dev - 53&58	**JG-02**	**D13**	27	24	42	47							CL	110	0				
Bear Dev - 53&58	**JG-02**	**D16**	32	-	-	-		21	5			37	CL	110	0				
Bear Dev - 53&58	**JG-02**	**D18**	37	24	42	46		29	12			35	CL	110	0				
Bear Dev - 53&58	**JG-02**	**D22**	44.5	-	-	-				5500	8		GC	125	0	31.0	32.0	31.5	0.7
Bear Dev - 53&58	**JG-02**	**D23**	47	45	50	52							GC	125	0				
Bear Dev - 53&58	**JG-02**	**D26**	52	-	-	-		16	12			35	CL	110	0				
Bear Dev - 53&58	**JG-02**	**D28**	57	45	50	52							CL	125	0				
Bear Dev - 53&58	**JG-02**	**D30**	60	-	-	-		37	14			30	CL	125	0	23.0	26.0	24.0	1.7
Bear Dev - 53&58	**JG-02**	**D32**	64.5	-	-	-		31	14			30	CL	125	0				
Bear Dev - 53&58	**JG-02**	**D33**	67	66	56	56							CL	125	0				
Bear Dev - 53&58	**JG-02**	**D35**	69.5	-	-	-		21	5			37	SC	125	0	31.0	31.0	31.0	
Bear Dev - 53&58	**JG-02**	**D40**	80	59	54	54							SC	125	0				
Bear Dev - 53&58	**JG-03**	**D3**	4.5	-	-	-		33	19				CL	110	0	21.0	21.0	21.0	
Bear Dev - 53&58	**JG-03**	**D4**	7	7	31	33							CL	110	0				
Bear Dev - 53&58	**JG-03**	**D8**	14.5	-	-	-		30	15			34	SC	120	0	24.0	24.0	24.0	
Bear Dev - 53&58	**JG-03**	**D9**	17	33	46	51							SC	120	0				
Bear Dev - 53&58	**JG-03**	**D12**	22	-	-	-		35	20			31	GC	120	0				
Bear Dev - 53&58	**JG-03**	**D14**	27	22	41	45							GC	120	0	23.0	21.0	22.0	1.4
Bear Dev - 53&58	**JG-03**	**D19**	35	17	38	40		29	14			30	GC	120	0				
Bear Dev - 53&58	**JG-04**	**D4**	7	8	33	35		34	18			32	CL	110	0	23.0	23.0	23.0	
Bear Dev - 53&58	**JG-04**	**D8**	14.5	-	-	-		19	5			37	GC	125	0	31.0	31.0	31.0	
Bear Dev - 53&58	**JG-04**	**D9**	17	49	51	55							GC	125	0				
Bear Dev - 53&58	**JG-04**	**D12**	2	-	-	-		31	14			30	CL	115	0	23.0	23.0	23.0	
Bear Dev - 53&58	**JG-04**	**D14**	27	21	40	44							CL	115	0				
Bear Dev - 53&58	**JG-04**	**D17**	30	-	-	-		33	18			32	GC	125	0	23.0	23.0	23.0	
Bear Dev - 53&58	**JG-04**	**D19**	35	83	61	59							GC	125	0				
Bear Dev - 53&58	**JG-10**	**D-1**	2.5	4	29	28		25	9			36	SC	110	0	26.0	26.0	26.0	
Bear Dev - 53&58	**JG-10**	**D-2**	5	11	35	38							CL	110	0				
Bear Dev - 53&58	**JG-10**	**D-3**	7.5	9	33	34							CL	110	0				
Bear Dev - 53&58	**JG-10**	**D-4**	10	18	39	43							CL	115	0				
Bear Dev - 53&58	**JG-10**	**U1**	12.5	-	-	-		39	24			31	CL	110	0	18.0	24.5	21.8	2.4
Bear Dev - 53&58	**JG-10**	**D-5**	15	11	35	37		38	17	4200	36	33	CL	110	0				
Bear Dev - 53&58	**JG-10**	**U2**	17.5	-	-	-		32	18			32	CL	110	0				
Bear Dev - 53&58	**JG-10**	**D-6**	20	14	37	38							CL	110	0				
Bear Dev - 53&58	**JG-11**	**D-1**	2.5	16	43	49							GC	115	0				
Bear Dev - 53&58	**JG-11**	**D-2**	5	50	52	56							GC	125	0				
Bear Dev - 53&58	**JG-11**	**D-3**	7.5	20	40	45		22	7			37	GC	115	0				
Bear Dev - 53&58	**JG-11**	**D-4**	10	16	38	41				3600	17		GC	115	0	31.0	27.0	29.7	2.3
Bear Dev - 53&58	**JG-11**	**D-5**	12.5	33	46	50							GC	125	0				
Bear Dev - 53&58	**JG-11**	**D-6**	15	31	45	49							GC	120	0				
Bear Dev - 53&58	**JG-11**	**D-7**	17.5	79	60	59							GC	125	0				
Bear Dev - 53&58	**JG-11**	**D-8**	19	77	59	59							GC	125	0				
Bear Dev - 53&58	**JG-12**	**D-1**	2.5	5	30	29							GC	110	0				
Bear Dev - 53&58	**JG-12**	**D-2**	5	55	53	57		27	12			35	GC	125	0	26.0	26.0	26.0	
Bear Dev - 53&58	**JG-12**	**D-3**	7.5	78	59	59							GC	125	0				
Bear Dev - 53&58	**JG-12**	**D-4**	10	15	37	40		27	10			36	CL	115	0	27.0	27.0	27.0	
Bear Dev - 53&58	**JG-12**	**D-5**	12.5	17	39	42							CL	115	0				
Bear Dev - 53&58	**JG-12**	**D-6**	15	41	49	53							GC	120	0				
Bear Dev - 53&58	**JG-12**	**D-7**	17.5	45	50	53							GC	120	0	26.0	26.0	26.0	
Bear Dev - 53&58	**JG-12**	**D-8**	20	20	40	43		26	12			35	GC	120	0				
Nelson 53&58	**BH1**	4	29.75	10	32			27	15			34	SC	115					
Nelson 53&58	**BH1**	5	40	30	38			19	15			34	SC	125					
Nelson 53&58	**BH1**	6	45	16	33			30	24			31	SC	120		20	32	26.8333	
Nelson 53&58	**BH5**	-	23	-	-			29	25			30	SC	120					
Nelson 53&58	**BH5**	-	37	-	-			18	16			32	SC	120		20	32	26.5	
Nelson 53&58	**BH6**	4	22	15	32			33	18			32	CL	108.3					
Nelson 53&58	**BH6**	11	52	-	-		37	25	14			30	CL	115		22	30	26.5	
Nelson 53&58	**BH7**	4	19	-	-		41.9	25	11			36	CL	100					
Nelson 53&58	**BH7**	6	25.5	21	35			35	18			32	CL	100.8					
Nelson 53&58	**BH7**	13	59	21	35			29	14			30	CL	113.8		23	31	27.3333	
Womack Water Tank	**TP-1**		9					32	15			34	CL	110					
Womack Water Tank	**TP-1**		10					41	26			30	CL	110					
Womack Water Tank	**TP-1**		25					34	20			31	CL	110					
Womack Water Tank	**TP-1**		27.5					25	11			36	CL	110		20	30	25.625	

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APPENDIX E

Calculations

Settlement Methodology

The settlement calculations assume the soil layer of concern comprises 100% compressible soil by volume. Though, some soils at the site only partially comprise the fine-grained soils by mass, as described in the borehole logs. Based on lab testing and visual classification, the clayey sand soils contain a maximum of 45% fines by mass. To convert the assumed mass to volume, we have used a scaling factor of 1.25, resulting in an assumed percent fines by volume of 55%.

Because the settlement is anticipated to only occur in the potentially compressible, fine-grained soils, the total settlement calculation was reduced by 55%.

Lateral Pressures Methodology

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 “Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments” and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. For our calculations, we used an average wall height of 30’ to account for the retaining wall at the site, and since the retaining wall is considered a brittle system with negligible allowable displacement, we used an r value of 1 (FHWA, 2011). In summary, the seismic coefficient (ks) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGAm).

Settlement Calculation Spreadsheet

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value CL
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

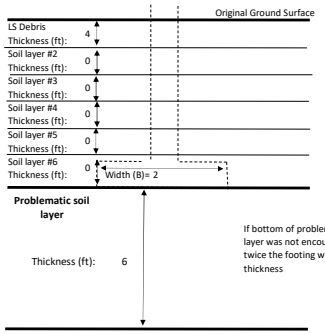
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay AF		
	Source of Soil Properties: SK Lab tests		
	Dry unit Weight:	15	pcf
	Moisture Content:	10.0%	
	Moist unit weight:	16.5	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.2	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight	135	**PCF**
LS Debris	Thickness	4	**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		915	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	7	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	915.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv):	1978.2	
Change in presure at soils element:	1063	psf
$(\sigma v_f)/(\sigma v_0)$	2.162	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.335	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	3.38	inches

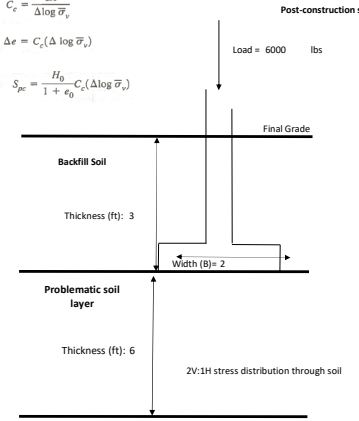
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \overline{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \overline{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \overline{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \overline{\sigma}_{v_f} - \log \overline{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log(\overline{\sigma}_{v_f}/\overline{\sigma}_{v_o})$$

Settlement Calculation Spreadsheet

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value SC
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

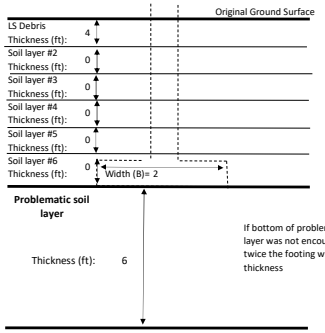
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay AF		
	Source of Soil Properties: SK Lab tests		
	Dry unit Weight:	15	pcf
	Moisture Content:	10.0%	
	Moist unit weight:	16.5	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.18	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight	135	**PCF**
LS Debris	Thickness	4	**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		915	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	7	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	915.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv):	1978.2	
Change in presure at soils element:	1063	psf
$(\sigma v_f)/(\sigma v_0)$	2.162	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.335	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	3.04	inches

Note: Maximum % fines by mass 45%. Scaling factor of 1.25 used to assume volume of fines, resulting in 55%.

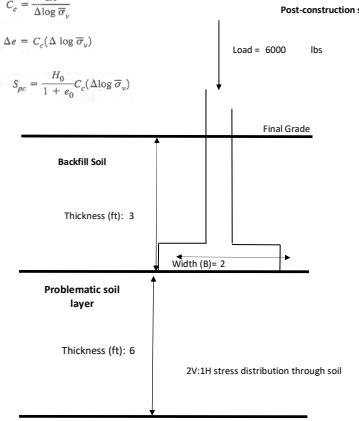
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \bar{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \bar{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \bar{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \bar{\sigma}_{v_f} - \log \bar{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log\left(\bar{\sigma}_{v_f}/\bar{\sigma}_{v_o}\right)$$

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Project Bear Dev | Project No. 23072
Calculated By JBJ | Date 12/20/2023
Sheet 1 of 1

Known:
$F_v = 1.5$
$S_1 = 0.336$
$k_{max} = 0.545$
$H = 30'$
$PGA = 0.454$
$r = 1.0$
$f_a = 1.2$

$\beta = (F_v S_1) / k_{max}$

$\alpha = 1 + 0.01 H [(0.5\beta) - 1]$

$k_s = r PGA \alpha$

$\beta = (1.5)(0.336) / 0.545$

$\boxed{\beta = 0.92}$

$\alpha = 1 + 0.01(30)[(0.5)(0.92) - 1]$

$\boxed{\alpha = 0.838}$

$k_s = (1.0)(0.454)(0.838)$

$k_s = 0.38$

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APPENDIX F

Slope-Stability Analysis

Slope-Stability Analysis

Methodology

1. **Analyses:** Slope stability analyses were performed using the SLOPE/W stability module of GeoStudio 2023.1.2 version 23.1.2.11, produced by Bentley Systems. The Morgenstern-Price limit equilibrium method, which takes into consideration moment and force equilibrium, was used to analyze slope stability.

   Based on the existing and proposed geometry of the project and the mapped geology, we determined the project area may be subject to potential failure. Therefore, we evaluated each cross-section for existing conditions, proposed conditions, and seismic proposed conditions scenarios.

2. **Geometry:** Two cross-sections for the project were analyzed: Cross sections B-B' and C-C' (Figure 4 and Figure 5). Cross section locations are shown in Figure 2. The Cross Section B-B' Proposed Conditions model includes foundation loads for each housing unit because the applied loads from the buildings foundation elements and the change in geometry were identified as potential items that can affect the factor of safety (FS). The Cross Section C-C' Proposed Conditions also includes foundation loads for each housing unit, as well as the existing retaining wall on Lot 53. We based the external existing geometry on topographic data collected by Jorgensen Associates, Inc., proposed finished grade elevations were taken for the preliminary design documents provided by Hoyt Architects, and we based the internal geometry (material boundaries within the slope) on the results of the subsurface exploration (i.e., borehole and test pit logs), statistical correlations based on published literature, geologic conditions, and our experience with similar soils in the area.

   Subsurface conditions at the site were dominated by chaotically deposited landslide debris consisting of fine-grained Lean Clay (CL) and coarse-grained Clayey Gravels (GC) and Clayey Sands (SC). Often, soil layers identified in the SPT samples didn't correspond to similar soil layers at similar depths in the other boreholes indicating the soil layers were not continuous. To create a subsurface soil model with continuous soil layers, the discrete soil samples were interpolated and often combined between boreholes. Where discrete soil samples of different soil types were combined, an average phi value of the combined samples was applied to the entire soil layer.

3. **Materials:** We estimated the shear strength parameters used in the analyses based on correlation to index tests and direct shear testing from the previous Geotechnical Investigation Report from July 2021, provided by Nelson Engineering. See the discussion in Appendix D regarding development of the soil-engineering parameters. Final parameters used in the stability analysis are summarized below in Table F-1.

   Where two separate soil classifications were combined to one layer (i.e., GC/CL), a unit weight and phi angle were selected using a "weighted average" approach; the boreholes shown on figures 4 and 5 were reviewed and depending on the soil shown in each borehole, a weighted average value was selected.

   We used a Mohr-Coulomb strength model to define the soil parameters. Two parameters are used to describe this strength model: cohesion (c) and friction angle (φ). Cohesion is the soil's shear strength at zero overburden stress, and the friction angle expresses the relationship between overburden stress and shear stress. Mathematically, the shear strength is defined by the equation: $\tau = c + \sigma_n \tan(\varphi)$, where τ is the shear strength and σ_n represents the overburden stress. We used effective stress parameters as the soils are anticipated to drain well.

Table F-1: Soil Parameters Used for Slope Stability Analysis B-B'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (CL)	115	100[1]	35
Landslide Debris (GC)	125	50[2]	40
Landslide Debris (GC/CL)	120	100[2]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

Table F-2: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (GC/CL)	120	100[1]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

4. **Phreatic Surface:** Groundwater was encountered during the subsurface exploration in borehole JG-02, JG-03, and JG-04 during the subsurface exploration and are summarized below in Table F-2. Groundwater conditions encountered in the field were used in the slope stability model. It is important to note, the subsurface exploration occurred during a time of year when peak groundwater conditions are assumed to have already occurred, implying potential peak groundwater conditions are *not* shown in the model and are unknown.

Table F-3: Groundwater Conditions

Borehole	Date	Depth BGS (ft)	Approximate Elevation (ft)
JG-02	October 1 and 2, 2023	47	6,393
JG-03	October 2, 2023	27 to 30	6379 to 6376
JG-04	October 2, 2023	30	6374

5. **Seismicity:** Each post-construction scenario was evaluated in a seismic condition. Based on the ReMi and MASW results provided by Atlas Geophysics and direct shear testing data in the previous Nelson Engineering Site Investigation Report, the site is categorized as Site Class C – Very Dense Soil and Soft Rock. Seismicity was incorporated into the model using a pseudo-static limit equilibrium analysis approach where inertial forces from seismic accelerations were applied statically to the model. Seismic loads have been applied to the critical slip surface determined by static analysis for each post construction cross section, as it is assumed to be the most stressed region within the slope (Abramson et al., 2002). A seismic coefficient (k_s) of 0.163 was applied to cross section B-B' and a seismic coefficient of 0.169 was applied to cross section C-C'.

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 "Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments" and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. In summary, the seismic coefficient (k_s) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGA_m). Additionally, a seismic FS of 1.1 was used because it is assumed the system is ductile and an allowable total permanent seismic deformation of 2.0-inches is acceptable.

$$\beta=F_v \cdot S_1/PGA_m$$

$$\alpha=1+0.01H[(0.5\beta)-1]$$

$$k_s = r^* PGA_m * \alpha$$

Where:

- β = 0.92
- F_v = 1.5
- S_1 = 0.336
- PGA_m = 0.545
- α is equal to 0.595 for the B-B' seismic model, and α is equal to 0.623 for the C-C' seismic model.
- *H* is equal to the height of the critical slip surface; we used conservative values of 75' for the B-B' seismic model, and 70' for the C-C' seismic model
- r = 0.5. A value of 0.5 is used in calculating k_s when dealing with ductile systems (i.e., soils with no rigid structures) with allowable permanent seismic deformation of up to 2-inches.
- PGA is equal to 0.454, taken from ASCE 7-16 seismic design tool.

Our calculations can be found attached to this Appendix.

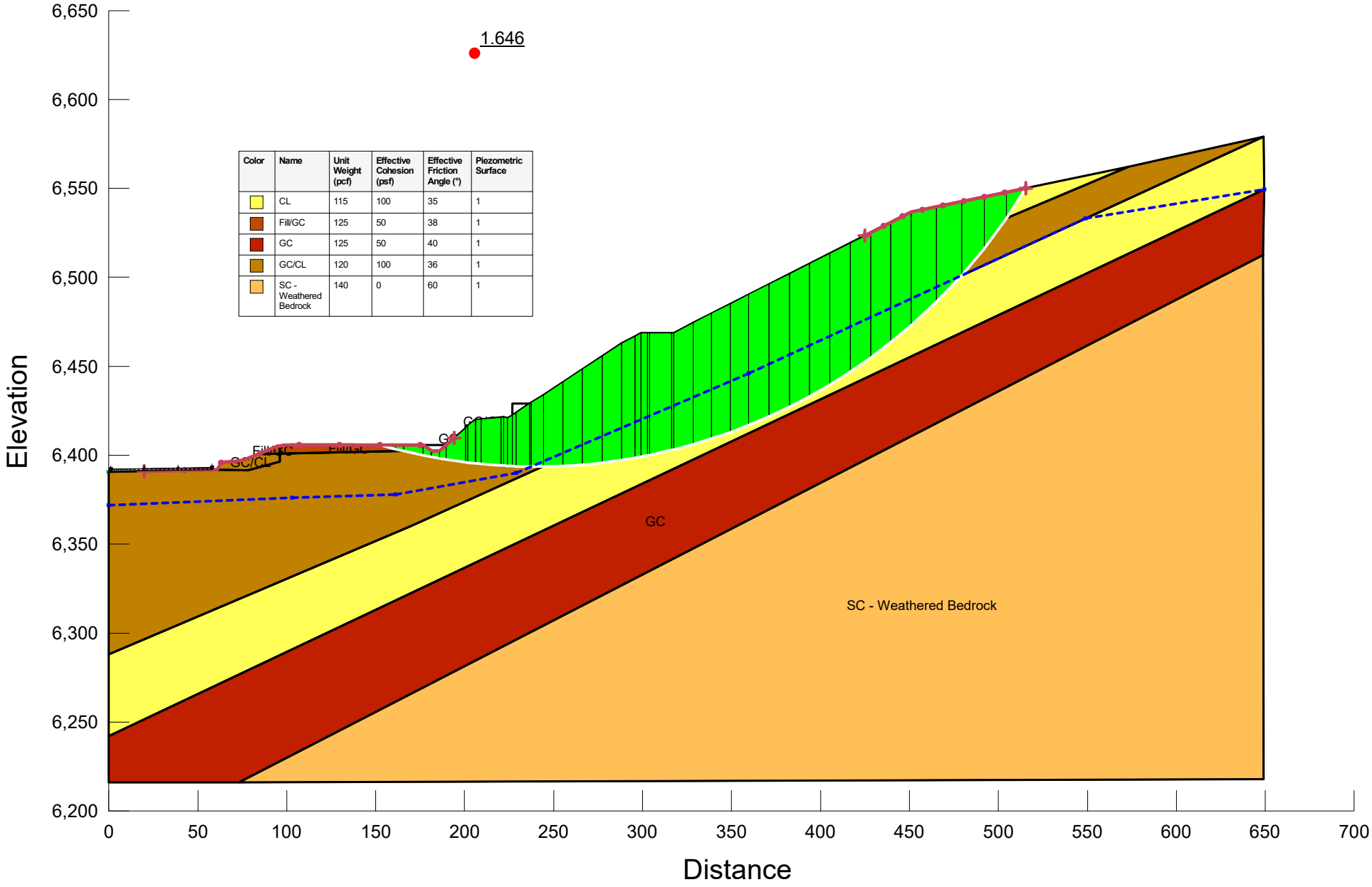
Surcharge Loads and Retaining Wall: Typical foundation loads were incorporated into the model, based on data in Section 1806 of the IBC, 2021. We use a distribution surcharge load of 2000 psf to account for the weight of any structures within the model.

The retaining wall on Lot 53 was also included in the geometry of the models. For the length of the soil nails, spacing and batter we used the Grand View, Building 53 Jackson, Wyoming Permanent Soldier Pile Wall and Temporary Soil Nail Wall Construction Drawings. Although the construction drawings show a slight variation in soil nail lengths, spacing and batter, we used the values applicable to the highest number of soil nails. In our model we used 48' soil nails, vertically spaced 9 feet, and battered -15 degrees.

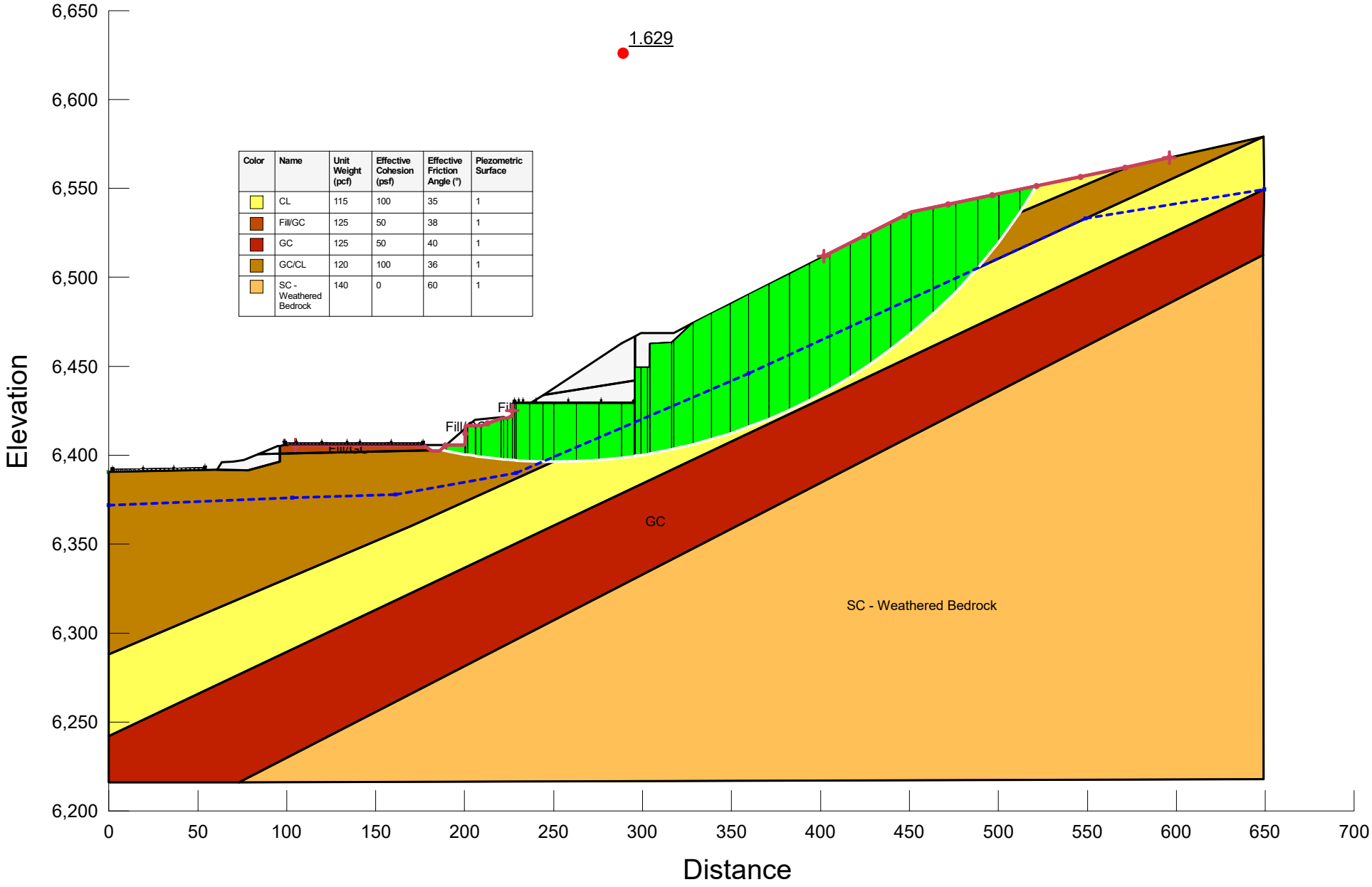
Results

We summarize factor of safety (FS) results for each cross section and analysis in Section 5.1.2 of the Report. The figures that follow are the output from each analysis. The critical slip surface and factor of safety are shown. Output files, reports, convergence data, or other data from Geostudio may be made available upon request.

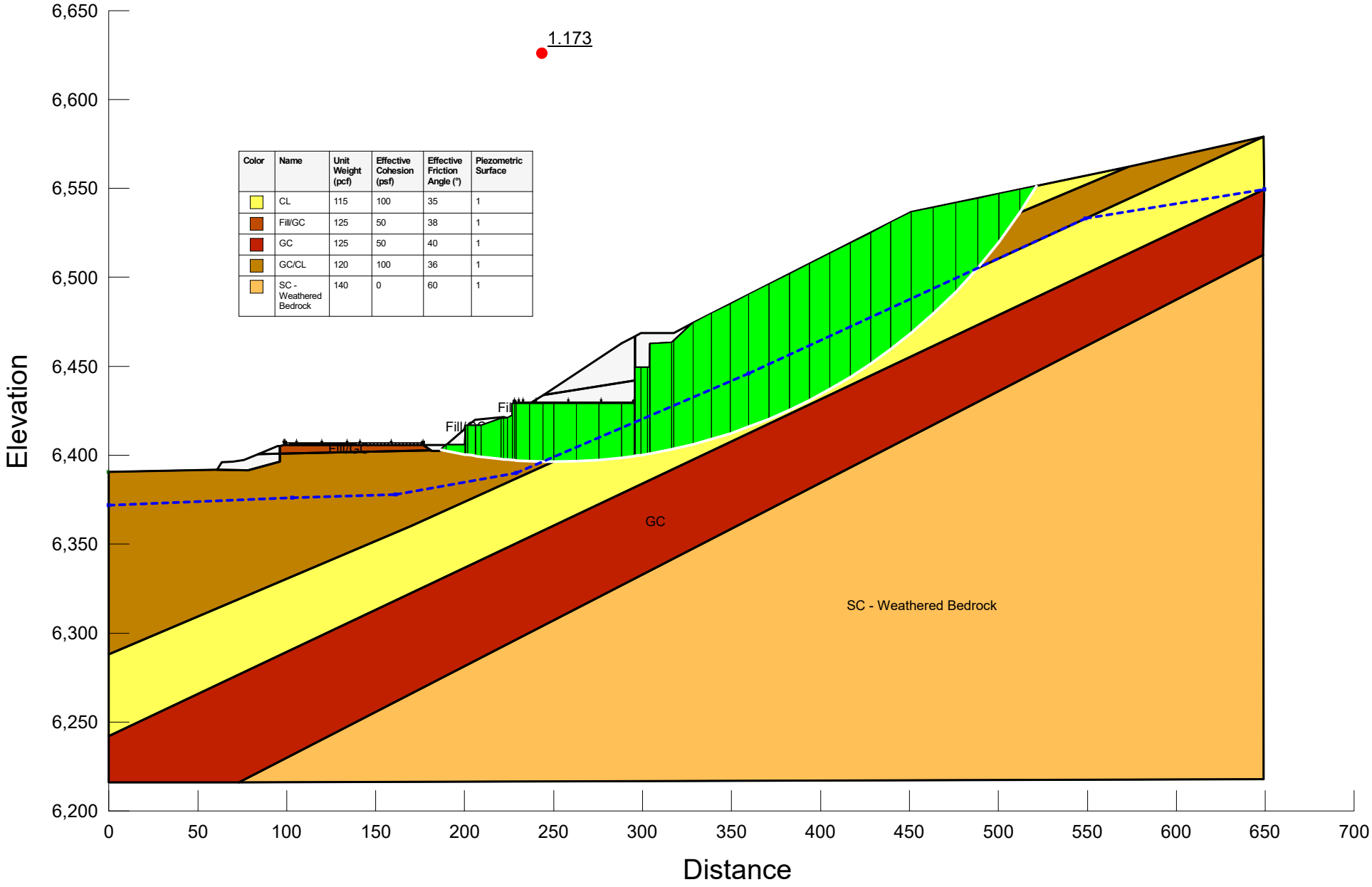
Lot 53 and 58 B-B' Existing Conditions



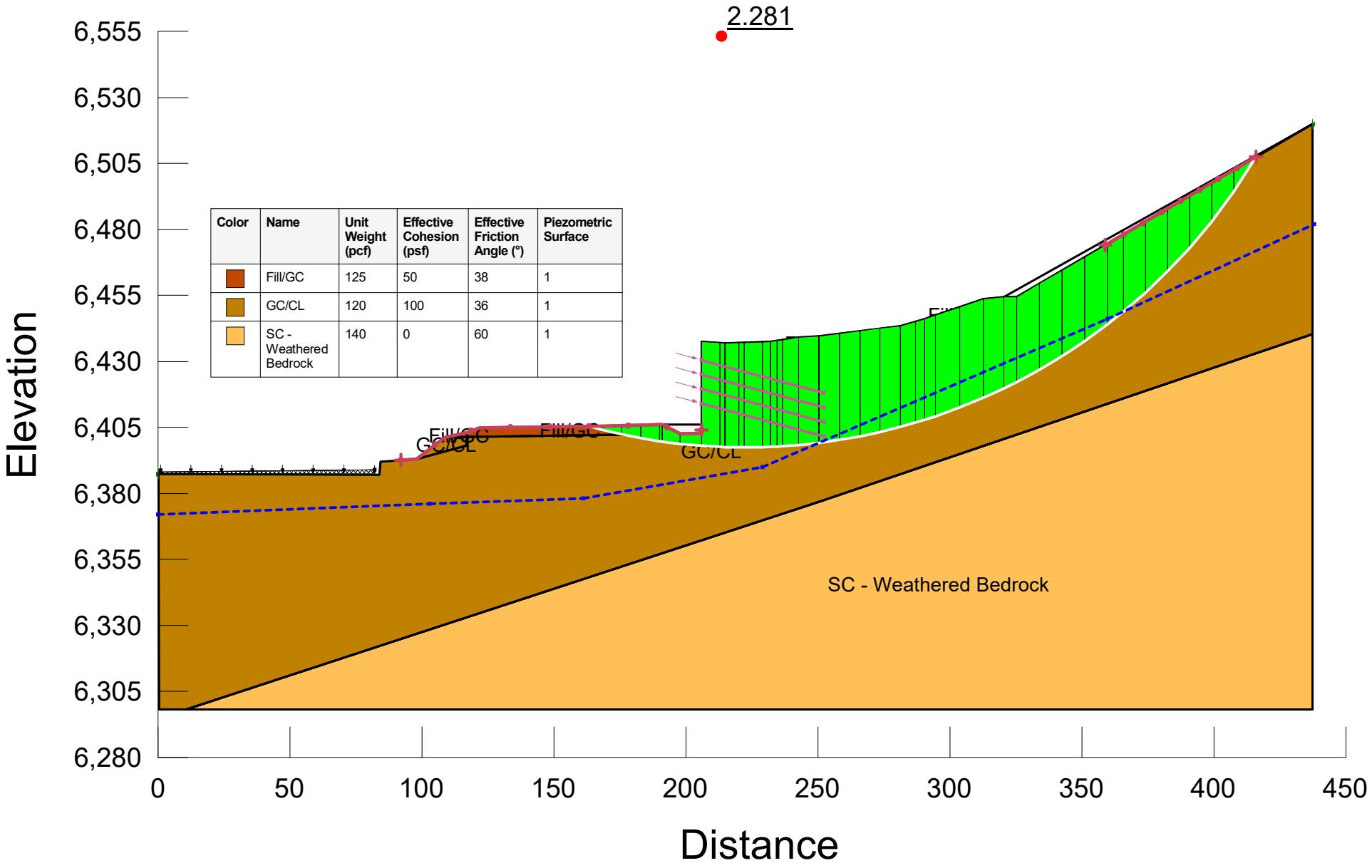
Lot 53 and 58 B-B' Proposed Conditions



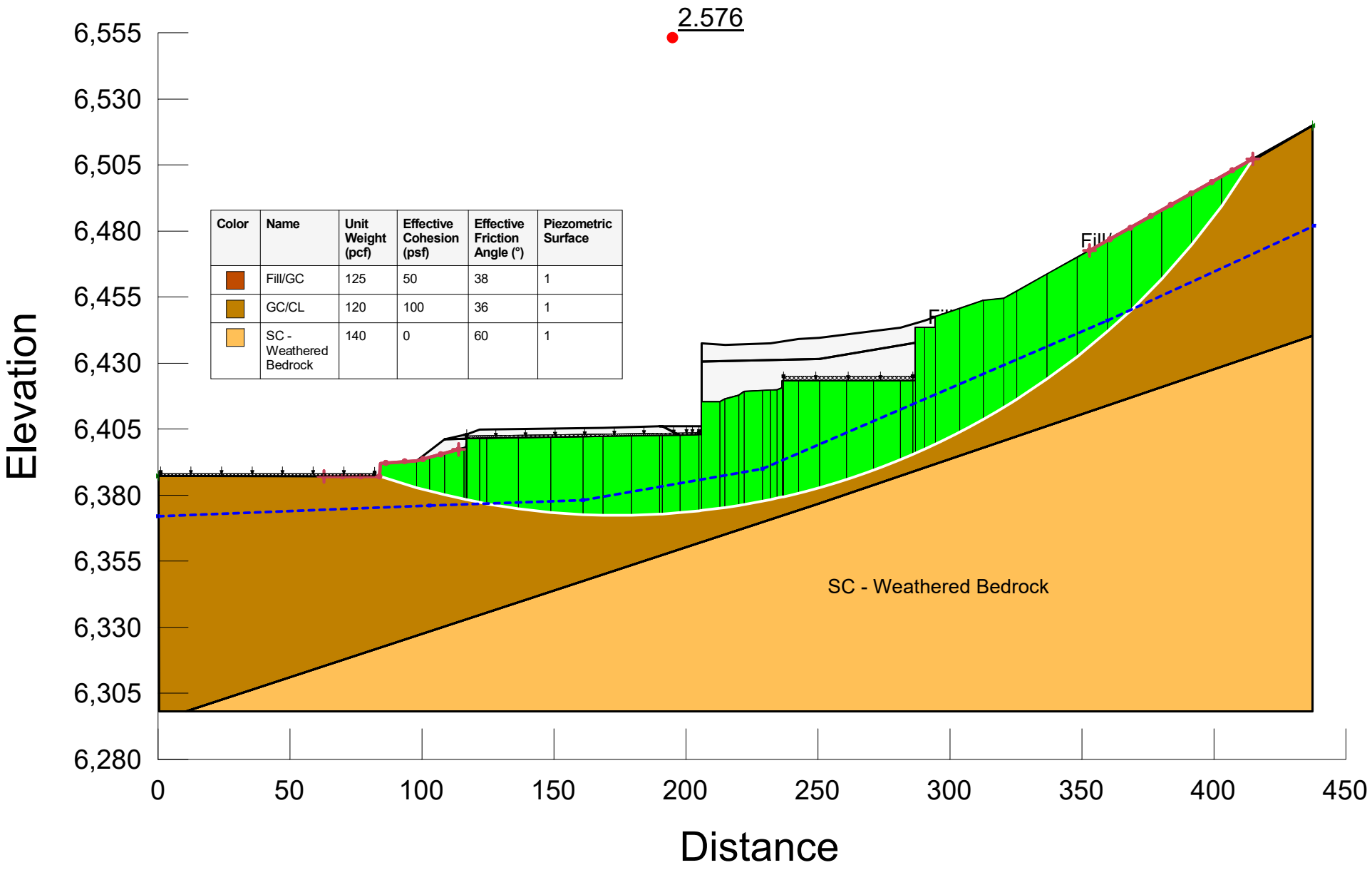
Lot 53 and 58 B-B' Proposed Conditions Siesmic



Lot 53 and 58 C-C' Existing Conditions

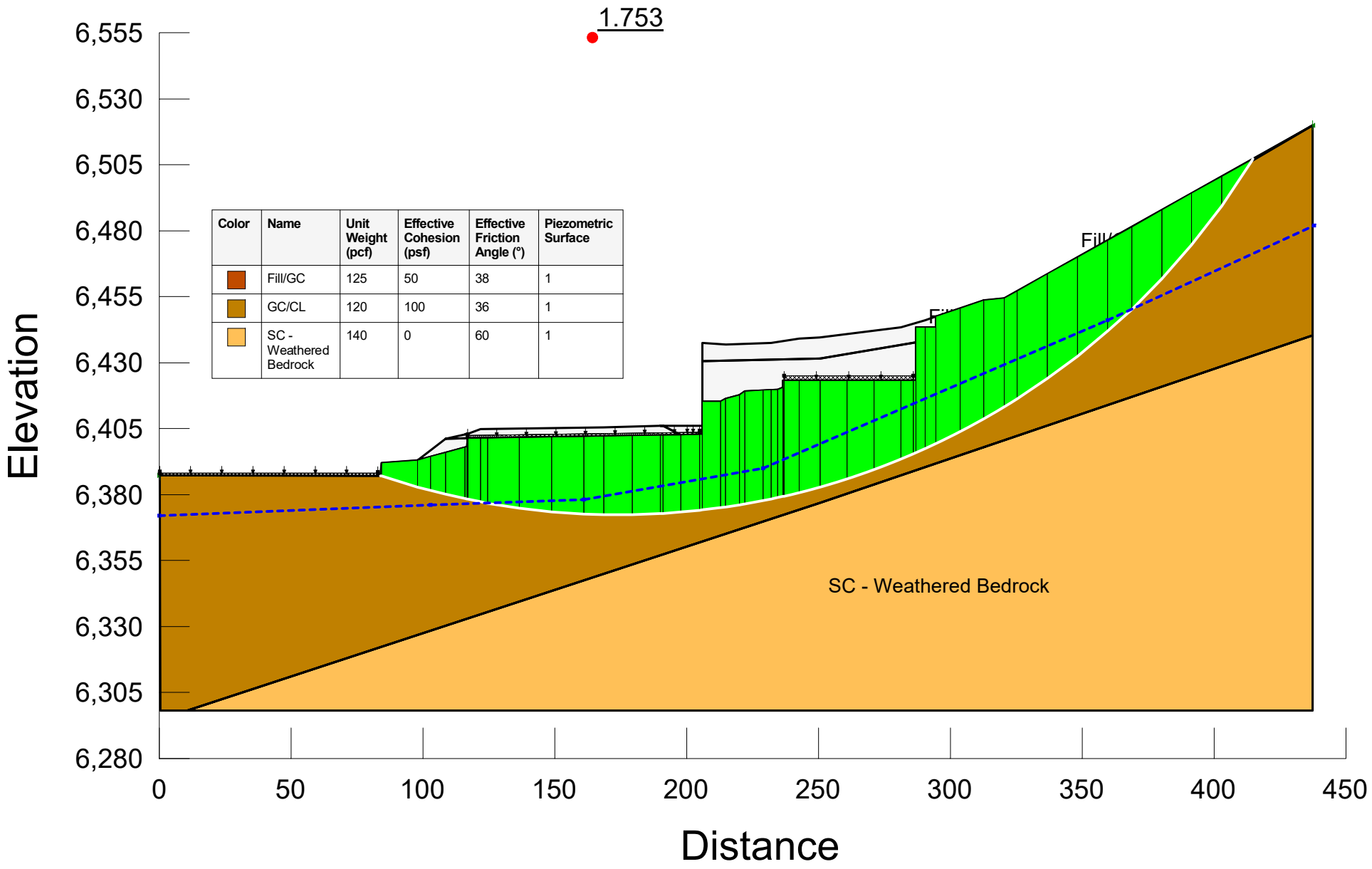


Lot 53 and 58 C-C' Proposed Conditions



Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
	Fill/GC	125	50	38	1
	GC/CL	120	100	36	1
	SC - Weathered Bedrock	140	0	60	1

Lot 53 and 58 C-C' Proposed Conditions Siesmic

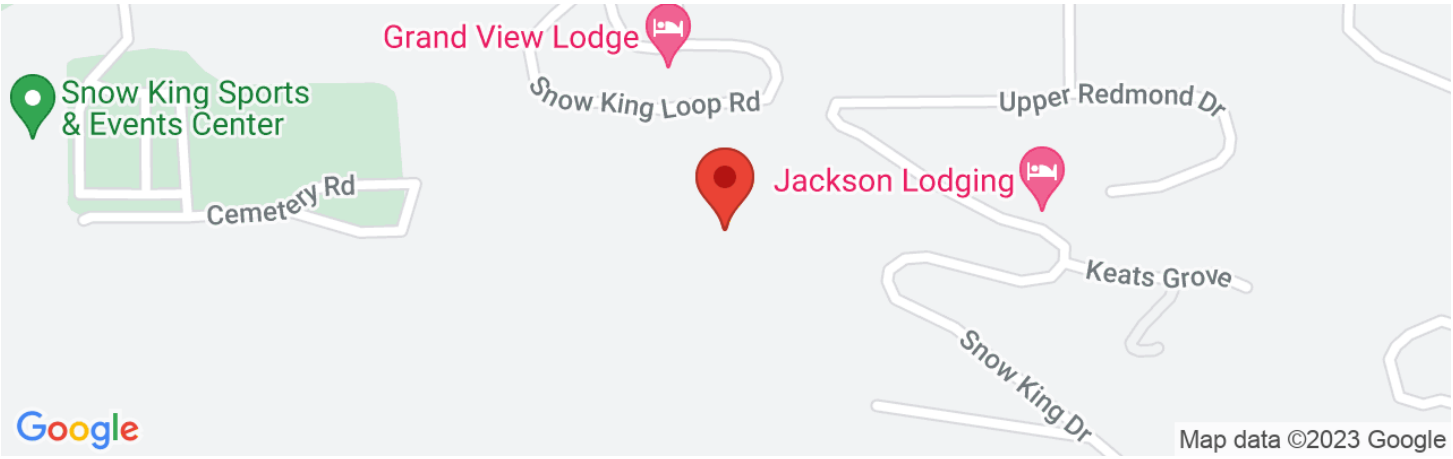


Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
	Fill/GC	125	50	38	1
	GC/CL	120	100	36	1
	SC - Weathered Bedrock	140	0	60	1

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

OSHPD

Latitude, Longitude: 43.47138391, -110.75322571



Date	20/12/2023, 15:51:56
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S_S	1.024	MCE_R ground motion. (for 0.2 second period)
S_1	0.336	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.229	Site-modified spectral acceleration value
S_{M1}	0.505	Site-modified spectral acceleration value
S_{DS}	0.819	Numeric seismic design value at 0.2 second SA
S_{D1}	0.336	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.5	Site amplification factor at 1.0 second
PGA	0.454	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.545	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.024	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.145	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.894	Factored deterministic acceleration value. (0.2 second)
S1RT	0.336	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.374	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.721	Factored deterministic acceleration value. (1.0 second)
PGAd	0.66	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA_{UH}	0.454	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.895	Mapped value of the risk coefficient at short periods

Type	Value	Description
C_{R1}	0.9	Mapped value of the risk coefficient at a period of 1 s
C_V	1.105	Vertical coefficient

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Project BEAR Dev - Lots 53+56 Project No. 23272
Calculated By HC Date 12/20/2023
Sheet 1/2

K_s Determination

U.S. Seismic Design Maps - Structural Engineers Association of California Design Code Reference Document - ASCE 7-16

Risk Category II
Site Class C - Very Dense Soil & Soft Rock

FHWA (2011)

$$K_{MAX} = F_{PGA} \cdot PGA \qquad (6-1)$$

PGA = 0.454
F_{PGA} = 1.20

K_{MAX} or PGA_m = 1.2(0.454) = **0.545**

K_{AV} or MHA (Maximum Average Horizontal Acceleration) = $\alpha \cdot K_{MAX}$ (6-2)

Where $\alpha = 1 + 0.01(H)[(0.5B)-1]$ (6-3)

Where $B = f_v \cdot S_1 / K_{MAX}$ (6-4)

- B Cross Section B-B'

F_v = 1.5
S_1 = 0.336
K_{MAX} = 0.545

$B = 1.5(0.336)/0.545$ (6-4)

B = 0.924

- B Cross Section C-C'

F_v = 1.5
S_1 = 0.336
K_{MAX} = 0.545

$B = 1.5(0.336)/0.545$ (6-4)

B = 0.924

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Project BEAR DEN - LOTS 53+58 Project No. 23072
Calculated By HC Date 12/20/2023
Sheet 2/2

- α Cross Section B-B'

$\beta = 0.924$
$H = 75'$

$\alpha = 1 + 0.01(75)[0.5(0.924) - 1]$ (6-3)

$\alpha = 0.597$

- α Cross Section C-C'

$\beta = 0.924$
$H = 70'$

$\alpha = 1 + 0.01(70)[0.5(0.924) - 1]$ (6-3)

$\alpha = 0.623$

- k_{AV} Cross Section B-B'

$\alpha = 0.597$
$k_{MAX} = 0.545$

$k_{AV} = 0.597\ (0.545)$ (6-2)

$k_{AV} = 0.325$

- k_{AV} Cross Section C-C'

$\alpha = 0.623$
$k_{MAX} = 0.545$

$k_{AV} = 0.623\ (0.545)$ (6-2)

$k_{AV} = 0.339$

- k_S Cross Section B-B'

$k_S = r \cdot k_{AV}$ (6-5)

$r = 0.5$ ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

$k_S = 0.5\ (0.325)$

$k_S = 0.163$

- k_S Cross Section C-C'

$k_S = r \cdot k_{AV}$ (6-5)

$r = 0.5$ ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

$k_S = 0.5\ (0.339)$

$k_S = 0.169$

MINIMUM FACTOR OF SAFETY OF 1.1 USING r OF 0.5 AND ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

JORGENSEN
GEOTECHNICAL, LLC

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January 25, 2024

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT, BEAR DEVELOPMENT – SNOW KING LOOP LOT 57, TETON COUNTY, WYOMING
PROJECT NO: 23072

Dear Nick,

We are pleased to present this Geotechnical-Engineering Report on our geotechnical site exploration for the proposed development at Lot 57 on Snow King Loop in Teton County, Wyoming. This report describes site conditions observed during the subsurface exploration, presents engineering analyses and recommendations to support the design and construction of foundation elements, and presents pre-construction and post-construction slope stability analyses.

Jorgensen Geotechnical explored subsurface conditions by drilling five (5) boreholes and excavating three (3) exploratory test pits throughout Lot 57, as well as reviewing other available geotechnical data. A geophysical exploration was also performed comprising MASW and ReMi exploration techniques. In general, the site is primarily underlain by landslide debris, comprising a chaotic mixture of fined grained soils (lean clay and silt),and coarse grained soils (clayey gravels). The site sits on a mapped landslide which was likely mobilized prior to the Quaternary period. As such, we assume the soil at the site to be well consolidated. Loess, a fine-grained windblown deposit was also encountered at the site.

Building locations and foundation elevations are based on preliminary design data provided by Hoyt Architecture, dated July 19, 2023, though it is our understanding that the design is subject to substantial change. As the design progresses, we will be able to make site-specific recommendations and additionalconsulting services.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions for you.

Respectfully submitted,
JORGENSEN GEOTECHNICAL

Bruce Jackson G.I.T.
Geotechnical Design Engineer Technician

Harrison Carter, P.E.
Geotechnical Project Manager

Dominique Brough, P.G.
Geotechnical Project Manager

Geotechnical-Engineering Report

Bear Development – Snow King Loop Lot 57 | Teton County, Wyoming



43.472019°N, -110.754636°W

January 25, 2024

PREPARED FOR

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

PREPARED BY

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Appendix A: Site Exploration Procedures and Subsurface Exploration Logs
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Appendix C: Lab Testing Results
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1.0 INTRODUCTION

Jorgensen Geotechnical, LLC was commissioned by Bear Development, LLC to perform a subsurface surface exploration and geotechnical engineering analyses for the proposed development for Lot 57 accessed by Snow King Loop in Teton County, Wyoming. The purposes of the exploration were to provide information and geotechnical-engineering recommendations pertaining to:

- Subsurface soil conditions
- Site preparation and earthwork
- Geophysical exploration
- Seismic site classification per the International Building Code
- Evaluation of settlement and/or collapse potential
- General foundation design and construction recommendations
- Slabs-on-grade design and construction recommendations
- Lateral earth pressures for retaining structures
- Subgrade preparation
- Slope Stability Analyses
    - Existing Conditions
    - Proposed Conditions
    - Proposed Seismic Conditions

A detailed description of the subsurface exploration and graphical logs are shown in Appendix A, Figures in Appendix B, laboratory testing results are included as Appendix C, determination of soil engineering parameters in Appendix D, Calculations for settlement in Appendix E, and Slope Stability Analyses in Appendix F.

2.0 PROJECT DESCRIPTION

The project site is located in Jackson, Wyoming and is situated near the base of Snow King Resort. Preliminary plans were provided by Hoyt Architecture, dated July 19, 2023. The plans indicate the development for lot 57 will include a new four-story housing unit with a two-floor parking garage with two floors of living space above.

It is our understanding the project is in the early stages of the design, and the architectural plans are subject to substantial changes. As the project progresses, Jorgensen Geotechnical is available to consult with team members to increase design and construction efficiency based on our understanding of the subsurface conditions and the proposed design.

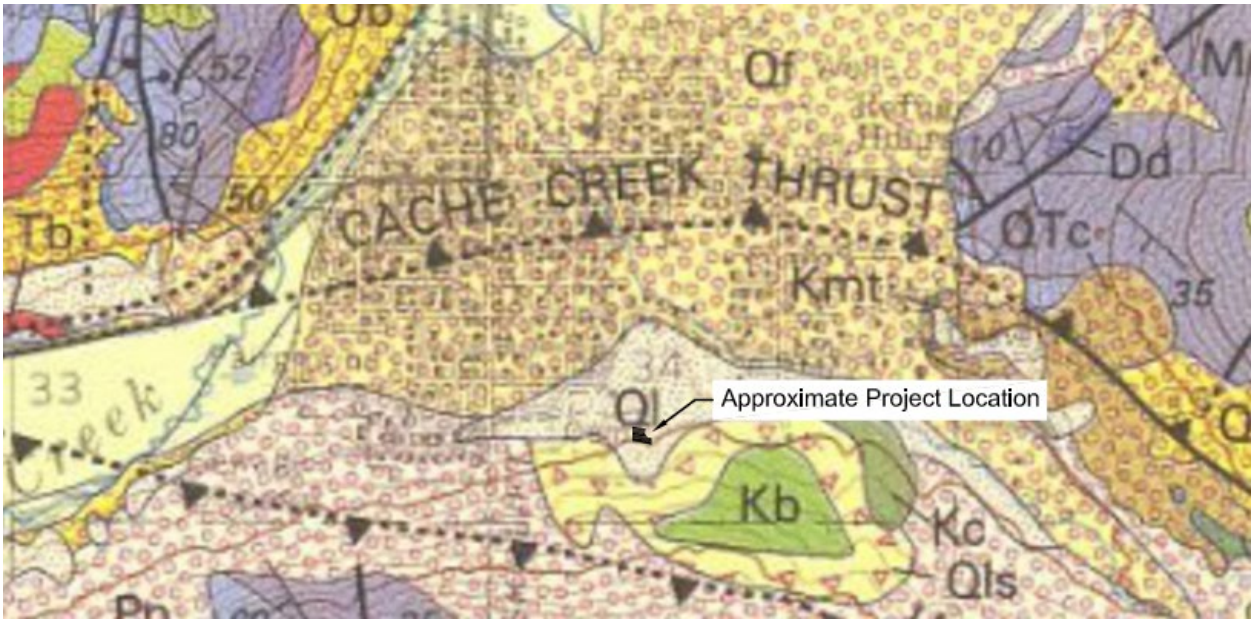


Figure 1: Site Location and Geologic Map

3.0 GEOTECHNICAL EXPLORATION

3.1 Description

JG developed the following description of the site based on field visits, meetings with the project team, our review of available historical aerial imagery, and observations made during the subsurface exploration.

Item	Description
Location and Parcel Information	• Lot 57 is located at the base of Snow King Resort and is accessed via Snow King Loop. The project area sits at a generalized latitude and longitude of 43.471°N, -110.754°W.
Existing Conditions	• The project location gently slopes from the north upwards to the south and ranges in elevation from approximately 6,370-ft Above Mean Sea Level (AMSL) on the northern boundary to approximately 6,390-ft AMSL on the southern property boundary of Lot 57. The lot is bisected by a dirt road that provides access for employees at Snow King Resort. • Lot 57 is currently being used for storage by Snow King Resort. • Current utilities at the site include power, gas, and water.
Geologic Setting	• The project location is found on the Geologic Map of Grand Teton National Park (Love et. al., 1992), in an area that contains three mapped geologic units including Loess (Ql), a fine-grained, windblown deposit, Landslide Debris (Qls), and the Bacon Ridge Sandstone (Kb). The soils observed from the subsurface exploration seem to be consistent with mapped geology.

- The project location sits on a mapped multiple slump/multiple flow landslide, and is understood to be deep seated (WSGS, Wyoming Geologic Hazards Map Tool). A portion of the project site is capped with a wind-blown deposit known as loess which was likely deposited during or after the Pinedale Glaciation Period, or between approximately 30,000 to 10,000 years ago. The mapped loess stratigraphically overlies portions of the mapped landslide unit.
- Numerous Quaternary faults (i.e., relatively young and potentially active) are mapped throughout the area. The Teton Fault is mapped approximately 8 miles northwest of the project, at the base of the eastern flank of the Teton Range (Zellman, 2019). Slip rates along the Teton fault is estimated to be between 0.2 and 1.0 mm/year. The Hoback Fault is located approximately 3 miles to the southwest of the project site but is considered old and inactive.

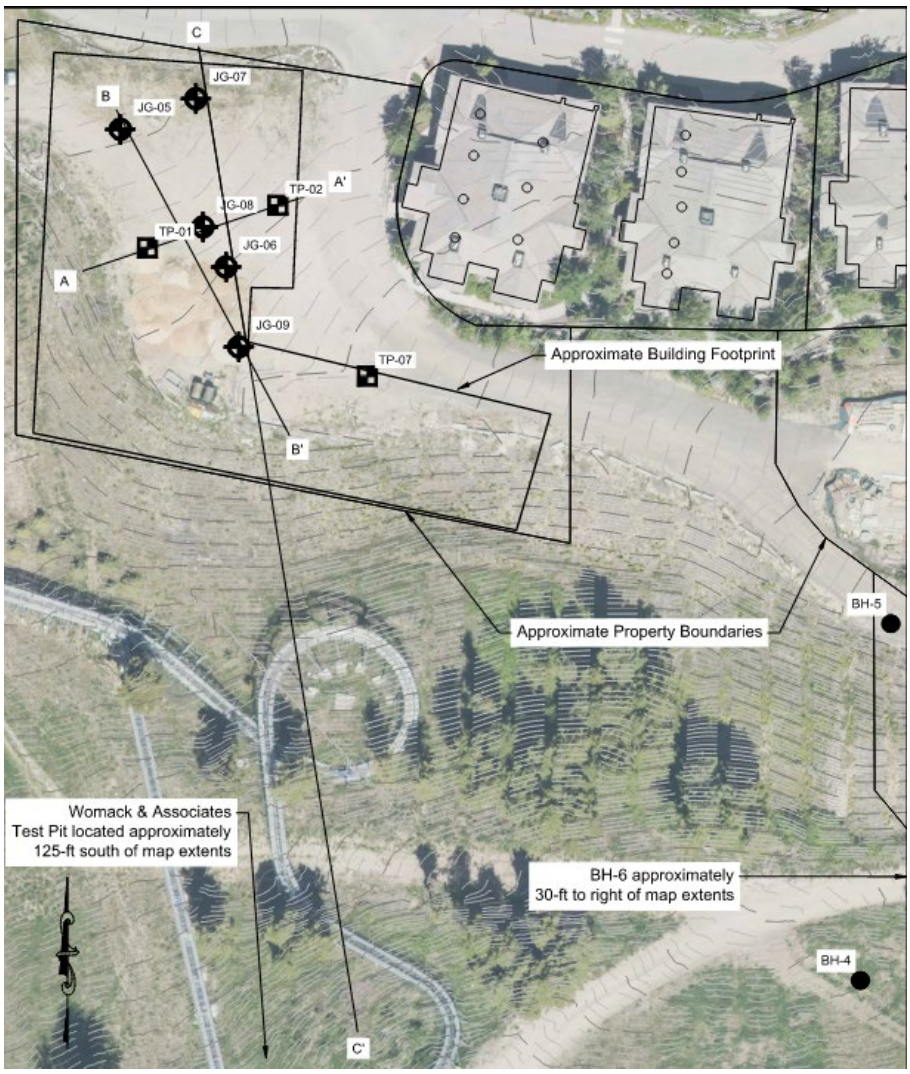


Figure 2: Borehole, Test Pit and Geologic Cross Section Location Map

3.2 Subsurface Soil Conditions

In general, two soil types were encountered during the subsurface exploration:

- **Landslide Debris** – consisting of clayey gravels (GC, GC-GM), and lean clays (CL, ML). The landslide debris soils are assumed to be derived from native colluvium and bedrock soils prior to mobilization of the landslide. These landslide debris soils exhibited chaotic composition, which is also represented in the MASW plots provided by Atlas Geophysics. These results can be found attached to Appendix A.
- **Loess** – consisting of windblown lean clay or silt with sand (CL, ML).

Below are three generalized geologic cross-sections spanning both north-south and east-west depicting the subsurface soil conditions as interpreted by Jorgensen and approximate foundation elevations for the buildings on Lot 57. Cross-section alignment locations can be found in Figure 2 and complete figures can be found in Appendix B.

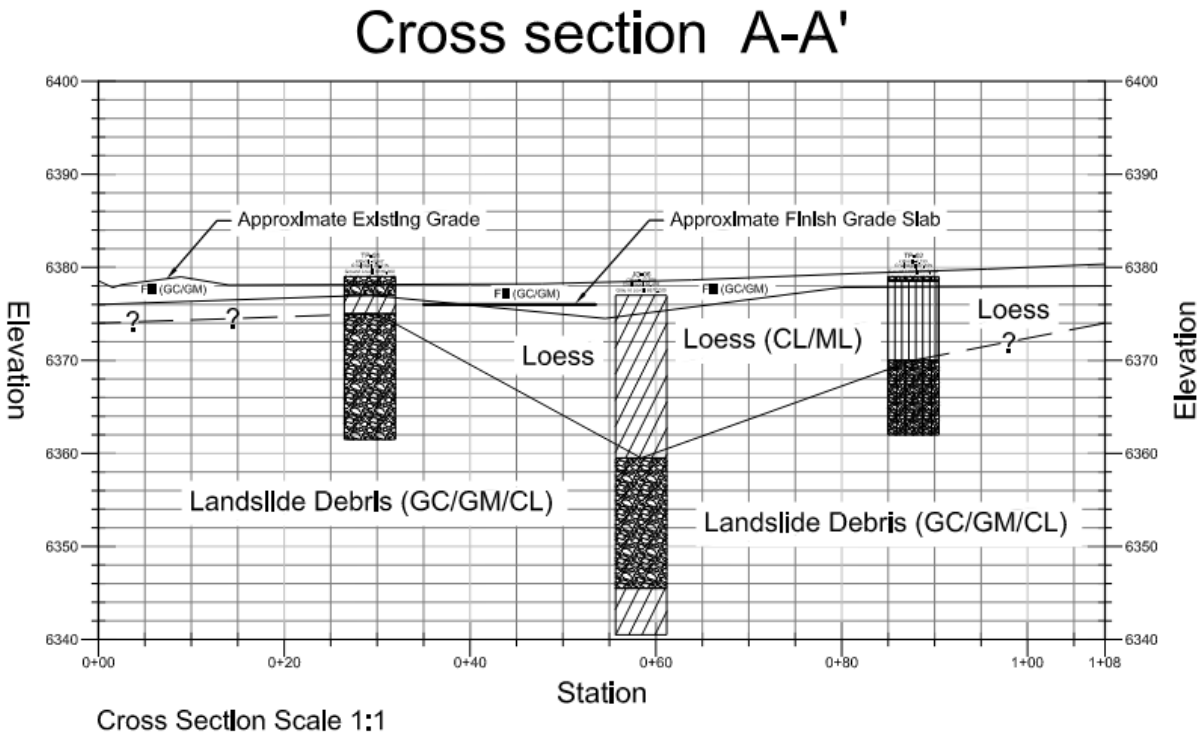


Figure 3: Geologic Cross Section A-A'

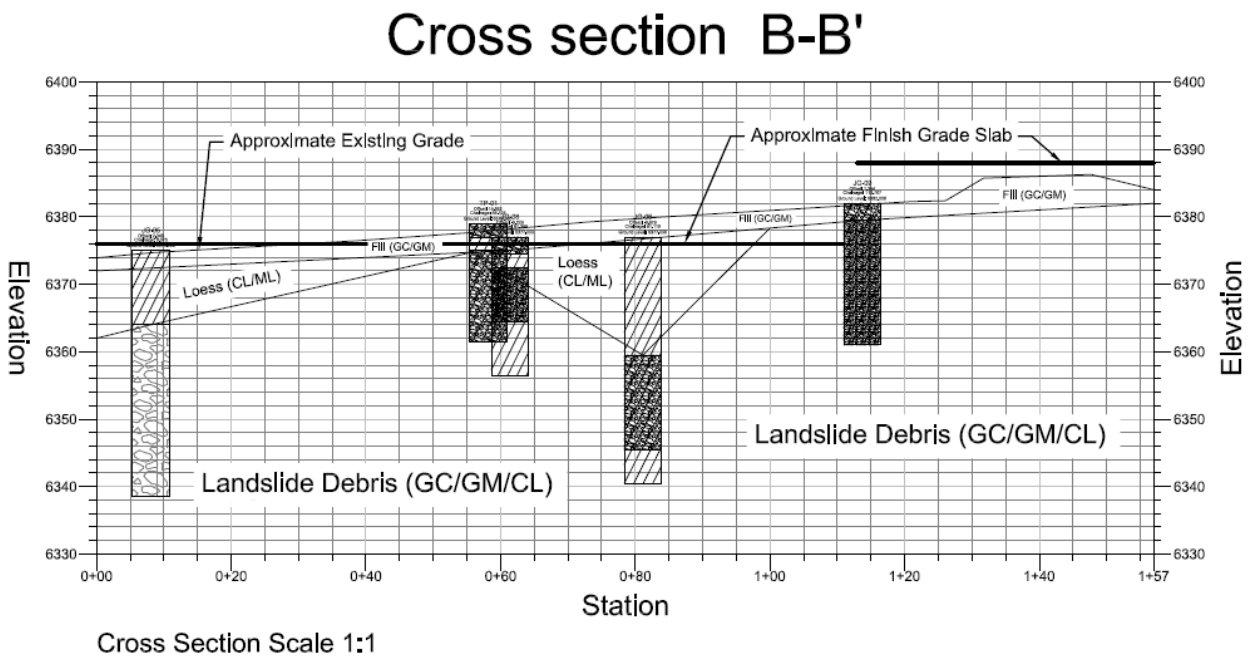


Figure 4: Geologic Cross Section B-B'

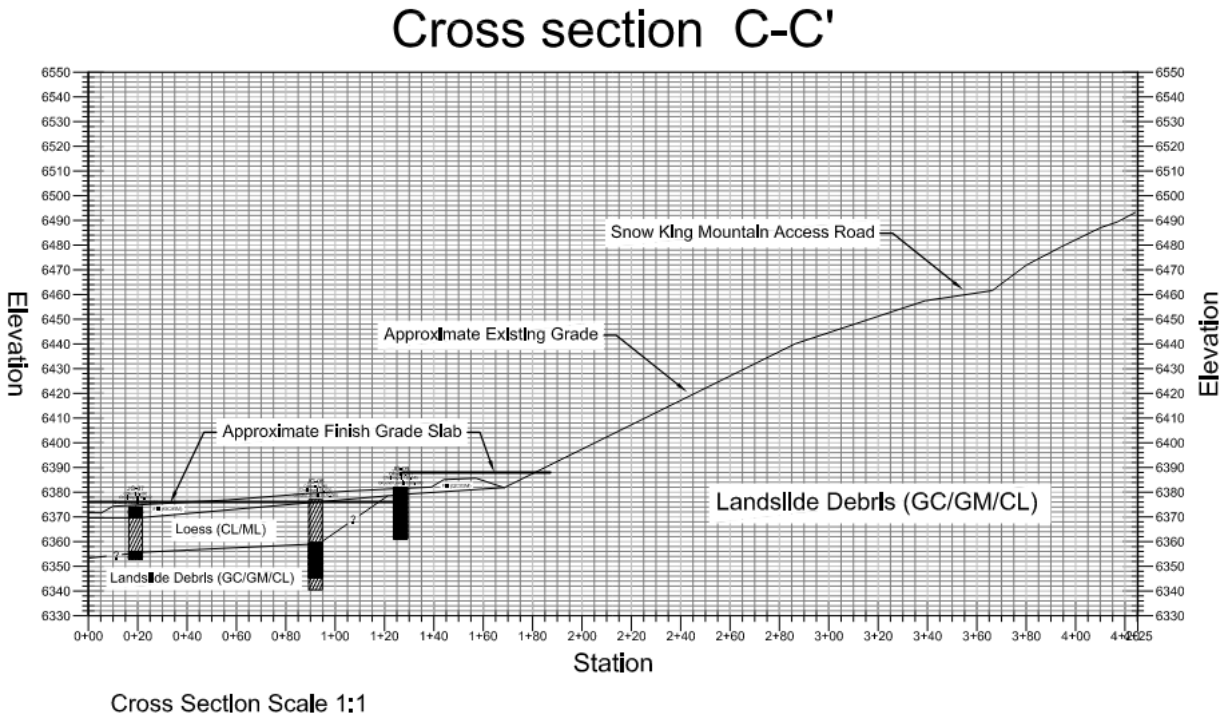


Figure 5: Geologic Cross Section C-C'

The table below describes each soil layer encountered, and detailed borehole logs are represented graphically in Appendix A. **It is important to note that** the borehole exploration techniques used either a 4-inch coring barrel or a 1.5-inch diameter split spoon sampler, limiting the soil that was collected during the drilling effort. It is likely that gravels larger and cobbles larger than 3.0-inches are present but were

unable to be logged due to the sampling method. Cobbles and boulders were encountered in the test pits.

Layer	Layer Name	Description	Geotechnical Considerations and Uses
1	**Fill (GC/GM)**	• Observed in JG-07, JG-08, JG-09, TP-01, TP-02 and TP-07 • Depths ranging from 0.5- to 4-ft bgs • Classified as a Clayey **Gravel** with Sand and silty **Gravel** with sand • The fill at the site could comprise native site soils and crushed road base • Brown to dark brown • Contains up to 15% cobbles by volume • 45-55% gravel • 25-30% sand • 20-25% clay/silt	• Undocumented construction fill should be remove from beneath foundations • Non-structural applications
2	**Loess (CL/ML)**	• Observed in all boreholes and test pits at the site except for JG-09 • Classified as **Lean Clay, Lean Clay** with sand, **Lean Clay** with Gravel, and **Silt** • Tan to light tan • Very soft to stiff • 0-25% gravel • 10-30% sand • 50-95% clay/silt	• Settlement concerns • Non-structural applications
3	**Landslide Debris (GC/GC-GM/CL/SC)**	• Observed in all boreholes and test pits • Classified as Clayey **Gravel** with Sand, **Lean Clay**, **Lean Clay** with Sand, Sandy **Lean Clay** with Gravel, • Reddish brown to brownish gray • Coarse-grained soils are loose to very dense • Fine-grained soils are soft to very stiff	• Acceptable bearing layer with appropriate subgrade improvement methods • Settlement concerns • Structural applications • Non-structural applications

		• **Chaotic deposition, including charcoal fragments** • Observed 15-25% cobbles by volume • 10-55% gravel • 15-30% sand • 25-90% Clay/Silt	

3.3 Groundwater

Groundwater was not encountered in any of the boreholes or test pits during the subsurface exploration. However, we have observed groundwater in areas near the project site and understand the subsurface to include various perched groundwater levels and seeps and springs. Approximate groundwater levels are included in the Slope Stability Analysis models, but are not shown in the cross sections as groundwater was not directly observed at the site in the boreholes.

The exploration occurred during a time of year that is considered to take place after peak groundwater levels have occurred. Groundwater levels fluctuate in response to seasonal snowmelt. Soil moisture conditions on this site are most likely influenced by surface infiltration due to precipitation, snowmelt, and uphill natural springs. One groundwater standpipe was installed in JG-08 to a total depth of 20-ft on Lot 57 as part of the subsurface exploration.

3.4 Earthquakes and Ground Shaking

Jackson, Wyoming is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and Western Wyoming (Smith and Arabasz, 1991). The Teton fault, located along the eastern margin of the Teton Range, approximately 8-miles northeast of the site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 earthquakes in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high. In the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking, or slope movement could potentially cause damage to structures (Smith, et al., 1993).

Shear wave velocity calculated by Atlas Technical Consulting LLC, of Salt Lake City, Utah using ReMi geophysical exploration method for the project site is 1,320 ft/s. The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, and the results from the geophysical exploration, the site is classified as Site Class C (“Very dense soil and soft rock”). For your convenience, Seismic Design Maps (SEAOC, 2019) values are summarized in Table 3-1: U.S. Seismic Design Maps Summary.

Table 3-1: U.S. Seismic Design Maps Summary

Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters			
Short Period (S_s) =	1.025		
1-Second Period (S_1) =	0.337		
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters			
F_a =	1.2	S_{MS} =	1.230
*F_v =	1.5	*S_{M1} =	0.506
Design Spectral Response Parameters			
S_{DS} =	0.820		
*S_{D1} =	0.337		

*Note: Values for F_v, S_{M1}, and S_{D1} were determined in accordance with Section 11.4.4 of ASCE 7-16. Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1.

The project site is located in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with a probability of occurrence of 2% in 50 years is approximately 0.454g (USGS, 2014). The site amplification factor at PGA is 1.2, resulting in a site modified peak ground acceleration (PGA_M) of 0.545. This has been applied for the analysis of seismic lateral loading on retaining walls Section 4.3.

The provisions of the IBC are intended to provide uniform levels of performance for structures depending on their intended use and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the design motion. The design earthquake ground motion is selected at a ground shaking level that is 2/3 of the maximum considered earthquake (MCE) ground motion, which has a likelihood of exceedance of 2% in 50 years (corresponding to a return period of 2,500 years). The IBC is not intended to prevent damage or loss of function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable by the Design team.

3.5 Geologic and Geotechnical Hazards

3.5.1 Potential Settlement/Compressible Clays

The primary geotechnical concern at the project site is differential settlement of foundation elements placed on unimproved landslide and loess deposits. Based on the borehole and test pit logs, in-situ testing, lab testing, and geophysical exploration, the subgrade soils comprise a range of chaotic mixture of soils, from compressible clays to competent stony soils. The soft clays are expected to experience moderate to severe settlement, while the stony soils ware *not* expected to experience substantial settlement. Calculated settlement values are discussed in Section 5.2 and calculation spreadsheets are shown in Appendix E.

3.5.2 Seismic and Fault Related Hazards

The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking could potentially cause damage to structures (Smith et al, 1993). The owners may

wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. Older faults mapped in the immediate vicinity of the property are believed to be old and inactive. Surface rupture due to faulting is very unlikely, and no slope failure is anticipated to occur.

3.5.3 Slope-Related Hazards

In the event of an earthquake or extreme precipitation event, rock fall, debris flows, or avalanches produced from the steep slopes to the south of the development area could potentially cause damage to structures, especially following wildfires. Risk assessment of the slope related hazards was beyond the scope of this Report, but we present slope stability analyses of several slopes captured in the Geologic Cross Sections B-B' and C-C' for Lot 57. These are discussed in Section 4.1 and presented in Appendix F.

4.0 GEOTECHNICAL ENGINEERING ANALYSES

4.1 Slope Stability Analyses

The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed two sets of geometry for global slope stability, taken from cross section C-C'. Pre-construction and post-construction external geometry was determined using topographic data provided by Jorgensen Associates and preliminary architectural plans provided by Hoyt Architects.

Determination of strength values used in the Slope Stability Model can be found in Appendix D.

Results of the stability analyses are summarized in Table 4-1. Appendix F shows the output of the stability model for Cross-Section B-B' and C-C'.

Table 4-1: Summary of Stability Analyses Results

Cross section	Analysis	FS	Change in FS[1]
C-C'	Pre-construction	1.93	0.0%
	Post-construction	1.93	
	Post-Construction Seismic	1.15	N/A

Discussion regarding accepted FS can be found in Appendix F. There does not appear to be a change in FS from existing condition to post-construction conditions based on our understanding of the proposed development. As the design process progresses, we are available to analyze the proposed design approach. Post-construction seismic conditions indicate factor of safety of 1.15, of which is above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

Residual strength results from strain-softensing behavior; i.e., soils become weaker with shearing (as in the case of slope movement) decreasing from peak strength to residual strength. Reduced shear strength usually occurs only in soils that have been previously sheared while undisturbed soils typically exist at peak strength. It is possible that sheared soils exist on this site or nearby and exhibit behavior consistent with residual strength. In this case, seismic slope stability may result in factors of safety less than 1.0. **However, soil shearing was not observed during subsurface exploration at this site. If pockets or layers of soft, weak, or sheared soils are observed during construction, work shall cease,**

and Jorgensen Geotechnical be notified immediately to evaluate site conditions and review the stability model.

4.2 Settlement

As described in Section 3.5.1, several different soil types were encountered at the site, all of which represent different levels of settlement potential, increasing the risk of differential settlement which is particularly damaging to structures. Settlement calculations were performed for the compressible clay loess soils and the landslide debris. Because the landslide debris contain varying amounts of matrix soils (i.e., clays and sands), estimated settlement is difficult. Though, it is important to note that in general, as the matrix content increases, the risk of settlement increases.

Item	Settlement Analyses – Loess and Landslide Debris	
	Scenario 1	**Scenario 2**
Bearing Layer	**Loess** – Foundation system is placed in direct contact with the loess soils	Landslide Debris - Foundation placed in direct contact with Landslide Debris
Foundation Assumptions	Comprises typical reinforced concrete spread footings	
	Bearing pressure of 3,000 pounds per square foot	
	Buried 3-feet below finished grade	
	Spread footings is 2-feet wide	
Calculated Settlement	4.75-inches	2.37 -inches

The risk of settlement can be reduced by several subgrade improvement methods, of which are discussed below in Section 5.0.

4.3 Lateral Earth Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996) for at-rest, active, and passive conditions and are presented in Table 4-2. These values assume a combination of lean clay and clayey gravel landslide debris will be used as non-structural backfill. We have assumed an estimated internal friction angle of 36° and a unit weight of 130 pcf based on experience working with similar soil deposits and laboratory testing. Calculations assume level backfill against foundation walls or retaining walls.

Table 4-2: Lateral Pressure Parameters for Landslide Debris

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions Level Backfill	K_o = 0.41 K_a = 0.26 K_p = 3.85	54 pcf 34 pcf 501 pcf
Earthquake Conditions Level Backfill	K_{ae} = 0.33 K_{pe} = 3.60	43 pcf 468 pcf

Lateral earth pressure design will be estimated based on the concept of equivalent fluid pressures, in which the soil pressure-distribution is triangular against the foundation or retaining wall. The following sections summarize each design situation.

4.3.1 Active Pressures

Application	Retaining walls which are allowed to deflect and develop an active soil wedge
Resultant Force Calculation	½ $\gamma K_a H^2$; pounds per horizontal foot of wall
Resultant Force Location	one-third the wall height (1/3 H) above the base
Seismic Coefficient[1]	K_s = 0.25g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force	½ (γK_{ae} - γK_a) H^2; pounds per horizontal foot of wall
Seismic Resultant Force Location[2]	Applied at 60% of the wall height above the base

1. Discussion and calculations for the Seismic Coefficient can be found in Appendix F.
2. Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990).

4.3.2 At-Rest Pressures

Application[1]	Walls which are restrained and not allowed to deflect
Resultant Force Calculation	½ $\gamma K_0 H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

4.3.3 Passive Pressures

Application[1]	Toe of retaining walls where the wall is allowed to move into soil
Resultant Force Calculation	½ $\gamma K_p H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base
Design Control	k_s = 0.25g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Passive pressure design should neglect loose fill and soil located within the frost zone.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Recommendations Overview

The fine-grained soils encountered at the site exhibit moderate settlement potential as described above in Section 4.2. Typical spread footings are likely to experience settlement greater than 1-inch if placed above the compressible soils. The risk of settlement can be reduced by **ground improvement techniques** such as geosynthetic reinforced fills, or engineered aggregate piers (EAPs). The risk of settlement can also be reduced by incorporating **deep foundation elements** such as driven piles or micropiles into the foundation design. Subgrade improvement methods to reduce the risk of future differential settlement are discussed in Sections 5.2, 5.3, and 5.4, below.

If a construction shoring system is needed,, the shoring system will need to be extended at or below the over-excavation limit, increasing the overall height of the shoring system mass excavation (i.e., over-ex and replace with geosynthetic reinforced fill) is selected. Deep foundation elements and aggregate piers would negate the need for mass excavation below the shoring system.

It should be noted that different subgrade improvement methods correspond with different levels of risk reduction. Any subgrade improvement method that leaves problematic soil beneath foundation systems has a higher level of risk than those that do not. Similarly, deep foundation elements greatly reduce the risk of settlement by transferring the foundation load past the problematic soils and into the underlying competent soils. Typically, the cost of a foundation system correlates to the risk reduction (i.e., the more expensive foundation system the more risk reduction).

5.2 Reinforced Fills

Reinforced fill comprise imported soil compacted and interbedded with a pre-determined geosynthetic. The reinforced fill will better distribute the foundation load thereby reducing the load applied to the fine-grained, compressible and reducing the amount of future potential settlement. Exact thickness of a reinforced fill is currently unknown due to the limited design data available, though it can be expected to be four to six fee thick with a geosynthetic layer placed at every 1-ft increment.

5.3 Engineered Aggregate Piers

Engineered aggregate piers are a ground improvement technique that utilize compacted aggregate to reinforce potentially problematic soils. The piers are predrilled with an auger to the full design-depth (or to a refusal condition on competent rock/soil), a select aggregate is dumped into the predrilled hole from the surface, and the aggregate is then compacted with a down hole compactor attached to an excavator. The compaction effort not only compacts the imported aggregate, but also densifies the surrounding native soils. The increased density of the select aggregate as well as the surrounding native soils reduces the potential of future foundation settlement. One major benefit of EAPs compared to deep foundation elements, is the EAPs are a ground improvement technique, therefore the foundation footings do not need to be designed as grade beams as it would need to be for deep foundation elements, but typical spread footings.

Aggregate piers are typically designed and installed by a design-build contractor. Such as Keller or Geotech Foundation Company West. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.4 Deep Foundation Elements

Foundations consisting of grade beams supported by deep foundation elements, such as driven piles or micropiles, typically allow very little vertical movement of structural elements. This option represents the lowest risk of future foundation settlement.

Both micropiles and driven piles are typically designed and installed by a design-build contractor. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.5 Earthwork

5.5.1 Site Preparation

Prior to the placement of any fill, concrete slabs, or foundation elements, the site should be cleared and stripped of topsoil and all organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

During the excavation, the equipment may disturb and loosen the surface of the subgrade soils. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to the placement of structural fill and footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by a representative of this office.

5.5.2 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the coarse-grained at the site as Type C soil. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V. According to OSHA, any cut slope greater than 20 feet in height requires additional analysis. Shallow groundwater conditions at the site may impact shoring requirements. These recommendations are based on observations made at the time of the site exploration. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil conditions at the time of construction.

The design of a temporary construction shoring system is beyond the scope of this report. Jorgensen Geotechnical is available to coordinate with shoring contractors to provide design parameters and local expertise to the project and deliver the most efficient shoring option.

5.5.3 Final Backfilling and Grading

Properly compacted backfill and site drainage are very important to protect subgrade soils and prevent water from flowing to undesirable locations (i.e., to the highway). All soils at the site are acceptable for use as backfill and general site grading. Compaction guidelines for both soil types can be found in Section 5.5.4.

5.5.4 Compaction

Based on our borehole logs, compaction of the on-site soils during construction can be measured by performing a Standard Proctor test per ASTM D698 and performing nuclear density gauge testing during the compaction process. Site soils should be moisture-conditioned and placed in lifts and compacted to a predetermined percentage (typically either 92% or 95%) of the maximum dry density as determined by Standard Proctor testing. Soil should be moisture conditioned to between -2% and +2% of the optimum moisture content (OMC). Fine-grained soils require a sheepsfoot or padfoot roller.

It is important to note, the on-site soils contain fine-grained soils which become difficult to compact if moisture contents become too high. Moisture management of the compacted soils will be paramount to reach adequate densities. Additionally, groundwater may impact the ability to compact the soils during construction.

If imported "pit-run" is used as structural fill or if soils at the site contain more oversized clasts (greater than 3-inches) compaction testing with a nuclear density gauge is usually problematic due to the presence of stones. Therefore, we recommend compacting stony soils using a **method specification**, for which Table 5-1 provides initial guidelines.

Table 5-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes[1]
5-ton vibratory	12 inches	9-inch[2]	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

1. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
2. Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

- The contractor will place fill in loose lifts no greater than specified in the above table for whichever class of compactor is used.
- Fill will be compacted with the *minimum* number of passes specified above. The actual number of passes should be determined by observing compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
- Once the number of passes is determined, this **method** (unique to the material type, compactor, lift thickness, and number of passes) may be continued for the rest of the project as long as fill material properties and subgrade soil conditions remain the same.

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the project. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 5.5.6.

5.5.5 Compaction Requirements

We recommend the following requirements for engineered fill materials:

Material Type and Location	Minimum Compaction Requirement	Moisture
Stony soils[1]: All Locations (Structural and Non-Structural Applications)	Non-yielding Condition	Usually 6-8%[2]
Non-stony soils	92% or 95% maximum dry density	+2-2% OMC

1. Stony soil may be imported or site-derived
2. Clean, stony soils are typically moisture insensitive and field observations are usually adequate to estimate when soils achieve the proper moisture.

We recommend compaction of fills be observed and tested during construction. If stony fill is not observed to be in a non-yielding condition or non-stony fills do not achieve the recommended compaction requirements, the area represented by the test should be reworked and retested as required to meet the requirements.

5.5.6 Observation during Construction

Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications. All excavations and foundation subgrades should be observed by a representative of JG prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.
We are able to provide the most value observing site conditions at the following times:

1. Upon completion of site preparation to verify all organics and unsuitable material have been removed, and to verify stony alluvial soils have been reached and structural fills have been prepared in accordance with Sections 5.5.1 and 5.5.4.
2. we can observe placement and compaction of fill and aid in the development of a method specification, Section 5.5.4.
3. We can perform density testing by means of proof rolls and with the use of a Nuclear Density Gauge for structural and non-structural soils.

6.0 LIMITATIONS

This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty is made or implied.

This report is site-specific and has been prepared in support of the proposed project. The report is for the sole use of the current property owner and their design and construction team and shall be considered non-transferable to future property owners without the written consent of Jorgensen Geotechnical. Under no circumstances are the figures and text to be used separately.

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APPENDIX A

Site Exploration Procedures and Subsurface Exploration Logs

Field Exploration

Borehole Locations and Elevations

Borehole and test pit locations were determined by Jorgensen Geotechnical (JG) staff to bracket the approximate location of the proposed development. Approximate locations of the boreholes and test pits are presented in Figure 2. The approximate location of each borehole and test pit were estimated based on relative proximity to landmarks identifiable on aerial photography as well as approximate GPS coordinates which were collected in the field. Approximate elevations were based on topographic data from Jorgensen Associates.

Subsurface Exploration Procedure

JG conducted a site exploration at the proposed project site utilizing two different subsurface exploration techniques: geotechnical boreholes and open test pits. During the exploration effort, several disturbed samples from SPTs and continuous disturbed samples from the sonic drilling were collected. Bulk disturbed grab samples were collected during the test pit excavation. Shelby tubes were used to collect relatively undisturbed samples of soft material for consolidation testing, shear testing, and index testing. The samples were tested at Gerhart Cole, Inc. (GCI) in Salt Lake City, Utah, and the results are presented in Appendix B. Soil-engineering properties were based on visual classification, direct lab testing results, and accepted correlations based on index test results and SPT blow counts and are discussed further in Appendix D. The subsurface exploration techniques are described below.

Sonic Boreholes

On October 2, 2023, JG directed and oversaw the drilling of two boreholes, JG-05 and JG-06, to 35-feet below the ground surface (bgs) using a sonic drill rig operated by Cascade Drilling of West Jordan, Utah. Sonic drilling utilizes high frequency vibrations to advance a core barrel or casing into the subsurface soils while collecting one continuous disturbed sample. At predetermined intervals, standard penetration tests (SPT) were performed to generate blow count values and collect additional disturbed samples.

Hollow Stem Auger Boreholes

Three additional boreholes, JG-07, JG-08 and JG-09, were completed each to approximately 20-feet bgs on October 24, 2023 using a hollow stem auger (HSA) drilling technique with a Diedrich D120 drill rig operated by SK Geotechnical of Billing, Montana. The HSA drilling technique utilized a 4.25-inch inside diameter hollow auger with a solid stem rod in the center that is removed to perform standard penetration tests every 2.5-feet.

Open Test Pits

On October 31, 2023, JG directed and oversaw the excavation of three open test pits, TP-01, TP-07, and TP-08. The test pits were excavated using a Hitachi Zaxis 160 steel tracked excavator operated by FCExcvation and ranged in depth from 16 to 17.5-feet bgs. Disturbed bulk samples were collected from pertinent soil layers.

Borehole and Test Pit Logs

Field data were collected in the field digitally using the application pLog on a tablet for both Boreholes and Test Pits. Draft logs were reviewed in the office, and final versions are presented below. Blow counts for SPT (field N-values) were adjusted to a standard hammer efficiency of 60% and overburden pressure of one atmosphere as suggested by Youd and Idriss (1997) and Fang (1991), to obtain the adjusted (N1)60 values in blows per foot. Soil type, thickness, consistency, and relative moisture content were observed and documented by Jorgensen

Geotechnical staff. The final logs represent JG's interpretation of the subsurface soil conditions. Site soil conditions may differ from those presented in the boreholes.

In addition to borehole and test pit logs produced by Jorgensen Geotechnical, borehole logs presented in a report produced by Nelson Engineering dated July 28, 2021 were also reviewed to aid in determining subsurface soil conditions and are presented below. Approximate borehole locations performed by Nelson Engineering are presented in Figure 2. Test pit logs presented in a report prepared by Womack and Associated dated June 4, 2012 for the water tank due south of the proposed project site were also reviewed, but are not shown in Figure 2 due to their distance from the project site.

Geophysical Exploration

Jorgensen Geotechnical contracted with Atlas Technical Consultants LLC of Salt Lake City to perform a geophysical evaluation at the project site. The primary purpose of the geophysical study was to develop subsurface shear-wave velocity profiles using Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Waves (MASW). The geophysical exploration was performed on October 23 and 24th 2024. One ReMi line (RL-1) and one MASW line (ML-1) were performed at the specific project site (Lot 57), while the other ReMi and MASW lines were performed to the east of the project site on Lots 53 and 58.

The ReMi study extended to a maximum depth of 100-ft below the ground surface, allowing us to select a Site Class based on the results. Shear wave velocity for the ReMi line RL-1 performed at Lot 57 produced a shear wave velocity of 1,320 ft/s, classifying the site as a Site Class C per ASCE 7-16.

The MASW line ML-1 performed at the project site indicates the upper approximately 25-feet are softer (i.e., slower shear wave velocity), and the soils become denser at approximately 30 to 40-feet below the ground surface. Though the soils appear to become denser at 30-feet, the soils at the site appear to chaotic and have portions that are dense, and portions that are soft, consistent with the observations made in the boreholes and test pits.

The full draft version of the Geophysical Evaluation Report – Snow King – Jackson, Wyoming dated January 2, 2024 from Atlas is attached.



Photo 1: Typical Hollow Stem Auger drilling setup/JG--07



Photo 2: Typical sonic drilling bulk sample/Landslide Debris (GC/CL)



Photo 3: Typical SPT sample/JG-05 D4



Photo 4: Typical test pit excavation setup/TP-07



Photo 5: Landslide Debris (GC)/TP-01



Photo 6: Loess (CL/ML)/TP-02

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Borehole ID: JG-05

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472132 **Longitude:** -110.754770 **Elevation:** 6375.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				LEAN CLAY, LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, 0-5% gravel, 10-15% sand, 80-90% fines [LOESS]					
2												
3			D2									
4												
5			D3									
6												
7			D4	73	8-9-15 22							
8												
9			D5									
10			D6					14		39	14	25
11			D7				SILTY CLAYEY GRAVEL, SILTY CLAYEY GRAVEL with Sand (GC-GM): slightly moist, brownish tan, medium dense to very dense, approximately 25% angular cobbles by volume, matrix supported, 40-65% angular gravel, 10-35% sand, 20-25% fines [LANDSLIDE DEBRIS]					
12												
13												
14			D8									
15												
16			D9									
17												
18			D10 a									
19			D10 b									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

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Borehole ID: JG-05

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472132 **Longitude:** -110.754770 **Elevation:** 6375.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) / MC (%) / PL & LL (%) / Fines Content (%)
21			D11				SILTY CLAYEY GRAVEL, SILTY CLAYEY GRAVEL with Sand (GC-GM): slightly moist, brownish tan, medium dense to very dense, approximately 25% angular cobbles by volume, matrix supported, 40-65% angular gravel, 10-35% sand, 20-25% fines [LANDSLIDE DEBRIS]						
22													
23			D12					6		26	15	11	● ⊢
24													
25			D13										
26													
27			D15	87	13-40-50								
28			~~D14~~		76								
29			D16										
30													
31			D17										
32													
33			D18										
34													
35			D19	67	28-25-12			2					● ▲
36					19								
37													
38													
39													

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Borehole ID: JG-06

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471972 **Longitude:** -110.754598 **Elevation:** 6377.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
1			D1				LEAN CLAY, LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel (CL): slightly moist, brown, medium stiff to stiff, 0-25% angular gravel, 5-25% sand, 50-95% fines [LOESS]						
2													
3													
4			D2					27		38	19	19	● ⊢
5													
6			D3	87	10-10-25 31								▲
7			D4										
8													
9			D5										
10													
11			D6	60	6-6-9 12								▲
12													
13			D8					10		32	13	19	● ⊢
14			D9										
15													
16			D10	20	10-15-15 26								▲
17													
18			D11				CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, medium dense to dense, approximately 25% angular cobbles by volume, matrix supported, 45-50% angular gravel, 25-30% sand, 20-25% fines [LANDSLIDE DEBRIS]						
19													

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Telephone: 307.733.5150

Borehole ID: JG-06

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471972 **Longitude:** -110.754598 **Elevation:** 6377.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D12	100	8-12-17 26		CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, medium dense to dense, approximately 25% angular cobbles by volume, matrix supported, 45-50% angular gravel, 25-30% sand, 20-25% fines [LANDSLIDE DEBRIS]	5		18	14	4
22			D13									
23			D14									
24												
25			D15	87	20-28-50 66							
26			D16									
27												
28			D17									
29												
30			D18	73	12-30-34 54							
31												
32			D19				LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, 10% angular gravel, 15-20% sand, 70-75% fines [LANDSLIDE DEBRIS]					
33			D20					15		28	15	13
34												
35			D21	100	12-10-12 18							
36												
37												
38												
39												

Atterberg Limits

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-07

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 21.0 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472169 **Longitude:** -110.754649 **Elevation:** 6374.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4			D-1	20	4-3-1 2		CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% sub-rounded gravel, 25% sand, 20% fines [FILL]					
4–6			U-1 D-2	73	3-2-4 5		LEAN CLAY, Sandy LEAN CLAY (CL): tan, very soft to stiff, 0-10% angular gravel, 10-30% sand, 60-90% fines, medium plasticity, [LOESS]	14		31	20	11
7–9			D-3	73	2-2-2 3							
9–11			U-2 D-4	80	4-16-25 32	2.25		23		33	18	15
12–14			D-5	80	18-23-21 36							
15–16			D-6	87	14-13-14 23							
17–19			D-7	113	50/5" 82		CLAYEY GRAVEL with Sand (GC): dry, whitish tan, dense, approximately 25% angular cobbles by volume, matrix supported, 65% angular gravel, 15% sand, 20% fines [LANDSLIDE DEBRIS]	13		29	15	14

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-07

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 21.0 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472169 **Longitude:** -110.754649 **Elevation:** 6374.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
21			D-8	60	10-7-28 31		CLAYEY GRAVEL with Sand (GC): dry, whitish tan, dense, approximately 25% angular cobbles by volume, matrix supported, 65% angular gravel, 15% sand, 20% fines [LANDSLIDE DEBRIS]						▲
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-08

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 20.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472019 **Longitude:** -110.754636 **Elevation:** 6377.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-1 installed to Total depth of 20ft bgs.

Depth	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0					CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% sub-angular gravel, 25% sand, 20% fines [FILL]					
3		D-1	67	4-7-10 15	GRAVELLY LEAN CLAY with Sand (CL): slightly moist, tan, medium stiff, 15% angular gravel, 15% sand, 70% fines [LOESS]					
5		D-2	67	8-13-17 25	Poorly Graded GRAVEL with silt and Sand, SILTY CLAYEY GRAVEL with Sand (GP-GM, GC): dry, whitish brown, medium dense to dense, approximately 25% angular cobbles by volume, matrix supported, 65-75% angular gravel, 15-20% sand, 10-20% fines, [LANDSLIDE DEBRIS]					
8		D-3	87	6-13-15 23						
10		D-4	80	13-24-20 31		2				
13		D-5	50	8-9-16 21	Gravelly LEAN CLAY with Sand (CL): dry, reddish tan, medium stiff to very stiff, 20-25% sub-angular to angular gravel, 10-15% sand, 60-65% fines, medium plasticity [LANDSLIDE DEBRIS]	10		32	15	17
15		D-6	60	12-29-14 23						
18		D-7	100	46-14-15 23						
19		D-8	0	50/3" 79						

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-08

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 20.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472019 **Longitude:** -110.754636 **Elevation:** 6377.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-1 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21							Gravelly LEAN CLAY with Sand (CL): dry, reddish tan, medium stiff to very stiff, 20-25% sub-angular to angular gravel, 10-15% sand, 60-65% fines, high plasticity, [LANDSLIDE DEBRIS]					
22												
23												
24												
25												
26												
27												
28												
29												
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-09

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 21.0 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471879 **Longitude:** -110.754577 **Elevation:** 6382.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0							CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% sub-rounded to rounded gravel, 25% sand, 20% fines [FILL]					
3			D-1	50	3-5-6 9		SILTY GRAVEL with Sand (GC): dry to slightly moist, brown, loose to very dense, approximately 25% angular cobbles by volume, matrix supported, 30-45% angular gravel, 20-30% sand, 30-40% silty fines, [LANDSLIDE DEBRIS]					
5			D-2	83	9-11-15 21							
8			D-3	100	8-15-15 24			7		17	16	1
10			D-4	100	12-19-18 28							
13			D-5	100	8-18-19 31							
15			D-6	87	9-18-24 34			6				
18			D-7	111	5-13-50/4" 50							
19			D-8	0	50/2" 78							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-09

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 21.0 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471879 **Longitude:** -110.754577 **Elevation:** 6382.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
21							SILTY GRAVEL with Sand (GC): dry to slightly moist, brown, loose to very dense, homogeneous, approximately 25% angular cobbles by volume, matrix supported, 30-45% angular gravel, 20-30% sand, 30-40% silty fines, [LANDSLIDE DEBRIS]						
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-01

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471994
Longitude: -110.754725
Elevation: 6379.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, dense, homogeneous, 15% cobbles by volume, remaining 45% gravel, 30% sand, 25% fines by mass [FILL]						
2												
3						LEAN CLAY with Sand (CL): slightly moist, light tan, pinholed, 5% gravel, 15% sand, 80% fines, medium plasticity, Some gravels present [LOESS]						
4												
5						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 15-25% angular cobbles and boulders by volume, 55% angular gravel, 20% sand, 25% fines, [LANDSLIDE DEBRIS]						
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-02

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.472045
Longitude: -110.754516
Elevation: 6379.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						(GM): dry to slightly moist, brown, homogeneous, 10% cobbles by volume, remaining 45% gravel, 30% sand, 25% fines by mass, [FILL]						
1						SILT (ML): slightly moist, light tan, pinholed, 6.5% sand, 93.5% fines, Some sand present [LOESS]						
2												
3												
4												
5												
6			U-1				18					
7												
8												
9						SILTY GRAVEL with Sand (GM): dry to slightly moist, brown, clast supported, 25% angular cobbles by volume, remaining 55% angular gravel, 20% sand, 25% fines by mass, More cobbles than TP-1 [LANDSLIDE DEBRIS]						
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-07

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471846
Longitude: -110.754370
Elevation: 6384.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped due to large boulder. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, homogeneous, 15% cobbles by volume, remaining 45% gravel, 30% sand, 25% fines by mass, Frozen [FILL]						
2						LEAN CLAY with Sand (CL): slightly moist, light tan, pinholed, 5% gravel, 15% sand, 80% fines, medium plasticity, Some gravels present [LOESS]						
3						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 25% cobbles by volume, remaining 55% gravel, 20% sand, 25% fines by mass, Increased amount of cobbles with depth. Encountered large Boulder at total depth [LANDSLIDE DEBRIS]						

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-4**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/22/05 10/23/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6487.8**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON UNDISTURBED GROUND. SOILS EXPOSED 50' HIGH CUT SLOPE DOWNSLOPE TO THE NORTH ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.) SEEPS ARE EVIDENT IN AREA OF CUT FACE DOWNSLOPE OF BORING.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-6' ARE ROCK CHIPS AND MOIST SILTY CLAYEY SAND*						
		4												*CUTTINGS MOISTURE % INCREASING FROM 6' FEWER ROCKS AND FREQ. BIT PLUGGING.*
		5												
		6												
		7												
		8												
		9	X			BH4-1 2.5" SS	79	*MOIST LT TAN GREEN SILTY SAND, TRACE CLAY, TRACE COAL, HARD.*			35			
		10	X											
		11												
		12												
		13												
		14	X			BH4-2 2" SS	50	*MOIST TO WET RED SILTY CLAYEY GRAVEL W/SAND, MED. PLASTICITY, STIFF TO V. STIFF. MOIST. CHAOTIC, NOT STRATIFIED*			17			*DRILLING WITH 3.75" ø TRICONE AND WATER FROM 15'*
		15	X											
		16												
		17												
		18												
		19												
		20												*DR ROCK 19.5-20.2'*
		21												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

S:\PROJECTS\06-07\TRANSFER STATION GEOTECH\TRANSFER MAIN BUILDING BORING LOGS.DWG GINT-D MAR 14 2005 01:31:31 PM PLOTTED BY:

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *2 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*DR SOFT 20.5–22 DR 50% ROCK WITH 4"–8" INTERVALS OF SOFTER MATERIAL BETWEEN 22–29'*
		23												
		24												
		25												
		26												
		27												
		28												
		29												
▼		30												*WATER LEVEL 11/3/05*
		31												
		32												
		33												
		34						*AT 34' ATTEMPTED SPLIT SPOON, BORING CAVED TO 29' DRILLING WITH CASED 3.75" TRICONE FROM 34' DR SMOOTHER DRILLING AT 35'*						
		35												
		36												
		37												
		38												
		39				BH4-3 2" SS	92	*MOIST TO WET SILT, ML, TAN, MED PLASTICITY. SEAMS .5–1" THICK MAY BE SATURATED. STIFF.*			8			
		40												
		41												*DR COBBLES FROM 39.5 LOSING WATER FROM 40.5*
		42												
		43												
		44												

S:\STANDARD\BORERS\NE_BOREHOLE.DWG (BOREHOLE PLT) JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *3 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR LIMETONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		45												
		46												
		47												
		48												
		49												
		50												
		51												
		52												
		53						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR BLUE BLACK LIMESTONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		54						*MAJORITY OF WATER LOST, 39'–BOH*						
		55						*BOH =55.75*						
		56						*SET PIEZO (¾"PVC) BOTTOM AT 36.1' SLOTTED BOTTOM 6' BENTONITE IN HOLE TO 36.1, SAND TO 20' FILLED ANNULUS WITH SAND TO 38'*						
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

S:\PROJ\2002\130-12 GRAND VIEW GEOTECH\BH\BORINGLOGS.DWG (BH-4 (3)) FEB 13 2006 11:07:07 AM PLOTTED BY: GVR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No.** BH-5	PAGE: 1 OF 4
DATE STARTED / FINISHED: 10/24/05 10/25/05		DRILLER: PIEDMONT	
LOGGED BY: GYR/ROLFE		DRILL TYPE: TRACK MOUNT B-50	
BOREHOLE LOCATION/ELEVATION: SEE LOCATION MAP/6409.9		HOLE DIAMETER: 4"	
		HAMMER TYPE: 140#	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1						*BORING LOCATED AT BASE OF 60' PLUS CUT SLOPE*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE MOIST TO WET LT BROWN CLAY, SILTY CLAY WITH SOME GRAVEL FRAGMENTS.*						
		4						*DRILLING INDICATES OCCASIONAL COBBLES*						
		5						*MOIST TO WET PLASTIC SOIL CAUSING FREQ. PLUGGING FROM 4'*						
		6												
		7												
		8												
		9												
		10						*DR ROCK 9.5-11'*						
		11						*WET FROM 11' FREQ. HAMMER PLUGGING*						
		12												
		13												*NO WATER IN HOLE @13' AFTER 28 HOURS*
		14												
		15						*NQ CORING FROM 15' RETURN LOGGED AS IN"/IN"*						
		16					10/36	*MOIST LT BROWN CLAYEY SAND W. GRAVEL, COBBLE FRAG. IN SHOE. V. STIFF TO HARD PP> 3.0 TSF*						
		17												
		18												*18-23 LITTLE WATER LOSS SMOOTH DRILLING W/OCCASIONAL COBBLES*
		19					10/60	*AS ABOVE*						
		20												
		21												

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CLIENT: **SNOW KING MOUNTAIN RESORT**
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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *2 OF 4*

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		22												*MINIMAL WATER LOSS 23–28'*
		23												
		24												
		25					19/60	*COBBLE IN BIT. MOIST BROWN CLAYEY SAND, SC, SANDS FINE, CLAY FRACTION MED. TO HIGH PLASTICITY, TRACE GRAVELS, HARD*	29	4				
		26												*SOME WATER LOSS @29' REGAINED BY 30'*
		27												
		28												
		29												*DRILLING IND. SAT. SOFT/LOOSE ZONE 30'±1 28–33 SMOOTH DRILLING W/SOME COBBLES LOWER PORTION*
		30					51/60	*AS ABOVE W/COBBLES TO 6", MOIST TAN BROWN SILTY CLAY W/GRAVELS*						
▼		31						*DRILLER REPORTS SAND LENSE "PUSHING IN ON HOLE" AT 30' HOLE CASED TO 33'*						
		32												
		33												
		34												
		35					18/36	*ALL GRAVEL AND COBBLE FRAGMENTS, LITTLE FINE GRAINED MATERIAL*						*MIN. WATER LOSS 33–40'*
		36						*36–38' MOIST TAN BROWN CLAYEY SAND, SC, TRACE GRAVEL, MED. PLASTIC*						
		37					13/24	*ABUNDANT GRAVEL MOIST TAN TO GREY CLAYEY SAND W/GRAVEL, SC, MED. PLASTICITY*						*DRILLING IND. HIGHER GRAVEL FRACTION THAN IN RETURN FROM 33'*
		38												
		39					15/17	*MOIST BROWN CLAYEY SAND, SC, SANDS FINE, FINES MED. PLASTIC, V.STIFF TO HARD, TRACE GRAVEL*	28	12				
		40												
		41					9/43	*MOIST GREY CLAYEY SAND, W/ GRAVEL AND COBBLES, SC, V. STIFF TO HARD*						
		42												
		43												
		44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *3 OF 4*

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		44												
		45					21/60	*MOIST TAN SILTY TO SANDY CLAY W/GRAVEL, CL, MED. PLASTICITY, V. STIFF TO HARD*						*TAN BROWN RETURN*
		46												
		47												
		48												
		49					13/24	*AS ABOVE*						
		50												*GOOD RETURN*
		51												
		52					15/36	*MOIST TAN BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM COAL IN SHOE @53' V/ STIFF TO HARD*						
		53												
		54					30/30	*MOIST TAN BROWN SILTY CLAY W/GRAVEL, INTERBEDDED COAL STRATA, V. STIFF, SOME MOTTLEING*						
		55												
		56												
		57					27/30	*AS ABOVE*						
		58												
		59												
		60					14/60	*MOIST BROWN SANDY SILTY CLAY W/GRAVEL, CL-ML, VERY STIFF*						
		61												
		62												
		63												
		64						*63-68 SOME KNOCKING, SOME FAST DRILLING*						
		65						*ORGANICS AT 65'*						
		66												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *4 OF 4*

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		67					34/60	*AS ABOVE TO 65' <u>FIBROUS ORGANIC MATERIAL @65±</u> BELOW ORGANICS IS MOIST BLUE GREY SANDY CLAY/CLAYEY SAND, STIFF TO VERY STIFF, WITH GRAVEL. BOTTOM 1' IS MOIST SILTY SAND/SANDY SILT/HARD/V. DENSE*						
		68												
		69												
		70					37/60	*SILTY SAND AS ABOVE SMOOTH DRILLING OCCASION KNOCKING, MOD FAST DRILLING*						
		71												
		72												*GOOD RETURN BLUE/GREY TO WHITE GREY*
		73												
		74						*<u>ORGANIC DEBRIS</u> MOIST BLUE GREY CLAYEY SAND W/ GRAVEL AND OCCASIONAL LARGE FRAGS OF WHITE LIMESTONE, STIFF TO VERY STIFF, CHARCOAL AND ORGANIC DEBRIS*						
		75					44/48							
		76												
		77												
		78					9/12	*MOIST BLUE GREY SANDY SILT, ML, TRACE GRAVEL LOW PLASTICITY STIFF TO VERY STIFF, CHARCOAL*						
		79												
		80					24/33	*AS ABOVE CHARCOAL IN SHOE*						
		81						*BOH AT 80.75 3/4" PIEZO INSTALLED PULLED CASING, CAVED TO 50' WATER IN BORING ABOVE 50' AS SEEN ON CLOTH TAPE. BENTONITE TO 45.5' BOTTOM OF PIEZO AT 45.5' SLOTTED TO 35.5 SAND TO 35.0' CAVED ABOVE*						
		82												
		83												
		84												
		85												
		86												
		87												
		88					18/30							
		89												

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PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-6**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/24/2021 6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6466.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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1						*BORING LOCATED ON CENTERLINE OF MOUNTAIN ACCESS ROAD W/GRAVEL SURFACE. UPHILL ROAD CUTS EST. 3-7' HEIGHT. STEEP GRASSY SLOPES UPHILL AND DOWNHILL. SURFICIAL SOILS ON CUT SLOPES DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 1'-10'*
2												*2 MINUTES TO DRILL 0'-5'*
3												
4												
5	5			BH6-1 2" SS	83	*5.0'-6.5' MOIST, BROWN/LT BROWN GRAVELLY SILT/SILTY GRAVEL, HARD, ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC*			34			
6	7											*3 MINUTES TO DRILL 5'-10'*
7	11											*HARD DRILLING IN GRAVELS FROM 7'-8'*
8												
9												
10	6			BH6-2 2" SS	61	*10.0'-11.5' MOIST, LT BROWN/GRAY SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE GRAVEL FRAGMENTS, FILGC*			34			*MODERATE DRILLING WITH CONSTANT BIT GRINDING ON GRAVELS AND COBBLES FROM 10'-21'*
11	10											*4 MINUTES TO DRILL 10'-15'*
12	12											
13												
14												
15	12			BH6-3 2" SS	67	*15.0'-16.5' SAME AS ABOVE, TRACE SAND, LIMESTONE GRAVEL LODGED IN TIP OF SS*			47			
16	17											*5 MINUTES TO DRILL 15'-20'*
17	17											
18												
19												
20	17			BH6-4 2" SS	78	*20.0'-21.5' 0"-12" SAME AS ABOVE, DENSE, ANGULAR GRAY LIMESTONE AND MINOR YELLOW SANDSTONE GRAVELS, MEDIUM PLASTICITY SILT*			32			
21	15					*12"-14" MOIST, OLIVE GREEN SILTY CLAYEY GRAVEL WITH MINOR SAND*						
	11											

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22	11											
	6			BH6-4B 3" DM	83	22.0'–23.0' MOIST, OLIVE GREEN LEAN CLAY CHAOTICALLY MIXED WITH MINOR GRAY SILTY CLAY, STIFF TO VERY STIFF, MINOR COAL FRAGMENTS, PP>4.0 TSF, ORANGE OXIDATION STAINING IN TIP OF SS	33	15	15	108	18	MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 21'–25'
23	13	X										
24												4 MINUTES TO DRILL 20'–25'
25	3											
	5			BH6-5 2" SS	83	25.0'–26.5' MOIST, GRAY GRAVELLY SILTY CLAY WITH SAND, STIFF, MEDIUM PLASTICITY SILTY CLAY, PP=1–2 TSF, ANGULAR LIMESTONE AND SANDSTONE CLASTS, SANDSTONE CLAST WITH SHELL FOSSIL, ABUNDANT ORANGE OXIDATION STAINING THROUGHOUT			13			SMOOTH EASY DRILLING FROM 25'–30'
26	6											
27												2 MINUTES TO DRILL 25'–30'
28												BIT GRINDING FROM 28'–29'
29	7			BH6-5B 3" DM	83	28.5'–29.5' MOIST, BROWN SILTY CLAYEY/CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC			16			
	14											
30	14			BH6-6 2" SS	67	30.0'–31.5' MOIST, BROWN SILTY GRAVEL WITH SAND, VERY DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC, FROM 4"–8" GRAVEL WITH SILT AND SAND LENS, GRAVEL LODGED IN TIP OF SS			51			MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 30'–35'
31	23											5 MINUTES TO DRILL 30'–35'
	24											
32												
33	7											INCREASED BIT GRINDING FROM 33'–35'
	20	X		BH6-6B 3" DM	100	33.0'–34.0' MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, ANGULAR LIMESTONE, DOLOMITE, AND SANDSTONE GRAVELS			19			
34												
35	11											HARD DRILLING WITH CONSTANT BIT GRINDING 35'–45'
	18			BH6-7 2" SS	83	35.0'–36.5' TOP HALF–MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND BOTTOM HALF–MOIST BROWN SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE FRAGMENTS, FILGC			34			
36	16											GRINDING ON COBBLE/BOULDER FROM 39'–39.5' FOR 15 MIN W/ NO PROGRESS. MOVED BH 6' EAST (BH–6B) DRILLED TO 40.4 WHERE GRINDING ON BOULDER FOR 30 MINS W/ MINOR PROGRESS. MOVED BH 7' WEST (BH–6C/ MW) OF ORIGINAL BH
37												
38						MONITORING WELL DRY ON 6/28/2021						
39												
40	23											
	50			BH6-8C 3" DM	67	39.5'–40.5' 0"–3" PULVERIZED LIMESTONE GRAVEL/COBBLE 3"–8" MOIST, SILTY CLAYEY GRAVEL WITH COBBLES, VERY DENSE, FRACTURED GRAY SANDSTONE GRAVEL AT BOS			>50			
41												
42												
43												HARD DRILLING WITH CONSTANT BIT GRINDING 40'–45'
44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-6* PAGE: *3 OF 3*

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		44												
		45	11			BH6-9 2" SS	117	*45.0'–46.5' 0"–4" MOIST, OLIVE GREEN SANDY LEAN CLAY WITH MINOR GRAVEL, PP>4.0 TSF*			34			*EASY TO MODERATE DRILLING WITH OCCASIONAL BIT GRINDING FROM 45'–47.5'*
		46	20					*4"–21" MOIST, BROWN/GRAY/OLIVE GREEN CHAOTICALLY MIXED GRAVELLY LEAN CLAY/SILTY CLAY/SILT WITH SAND, HARD, PP>4.0 TSF, MINOR ORANGE OXIDATION STAINING, VERTICAL CONTACTS IN BOTTOM 6"*						
			17											
		47												*STIFF SMOOTH DRILLING FROM 47.5'–50'*
		48												
		49												*9 MINUTES TO DRILL 45'–50'*
		50	6					*50.0'–51.5' SAME AS ABOVE, TRACE GRAVELS, VERY STIFF, COAL*						
			12			BH6-10 2" SS	122	*FRAGMENTS IN BOTTOM 6"*			26			
		51	18											*EASY TO MODERATE DRILLING WITH INCREASING BIT GRINDING FROM 50'–55'*
		52												
			15					*52.0'–53.0' SAME AS ABOVE WITH GRAVELS, HARD, COAL FRAGMENTS*						
			50	X		BH6-11 3" DM	67	*THROUGHOUT, TOP PORTION OF SAMPLE IS SATURATED DUE TO SURFACE WATER INFILTRATION FOR THUNDERSTORM INTO DRILL STRING*	25	11	>50	121	15	
		53												
		54												
		55												
			9					*55.0'–56.3' SAME AS ABOVE WITH COAL FRAGMENTS*						
			16			BH6-12 2" SS	94				>50			
		56	50/4"											*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 55'–60'*
		57												
		58												*6 MINUTES TO DRILL 55'–60'*
		59												
		60	10					*60.0'–61.5' MOIST, GRAY SILTY SAND, DENSE, FINE SAND, FINE GRAVEL*						*INITIAL BORING CAVED TO 22' AFTER HSA REMOVAL*
			18			BH6-13 2" SS	89	*INTERVALS, COAL FRAGMENTS THROUGHOUT*			43			
		61	36											
		62												
			21			BH6-14 3" DM	55	*62.0'–62.9' SAME AS ABOVE, VERY DENSE*			>50			
			50/5"											
		63						*BOH = 62.9'*						
								MONITORING WELL CONSTRUCTION						
		64						*PIPE*						
								37.9 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–18.2', 20–SLOT SCREEN FROM 18.2'–38.2'						
		65						*BACKFILL*						
								BENTONITE– 0.5'–1.5', SPOILS– 1.5'–16.5', BENTONITE– 16.5'–17.5', SILICA SAND– 17.5'–40', BENTONITE– 40'–49', SPOILS– 49'–62.9'						
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: Southwest of center of tank

TEST PIT: TP- 1

Approximate Pit Dimensions (feet): Length: 40 Width: 15 Depth: 31.5

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6740' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① Clayey GRAVEL and COBBLE: Slightly moist to moist, dark brown, loose to medium dense, ~40% sandy clay is moderately plastic, ~60% angular gravel and cobbles up to 6" diameter, some silt, grades into below over 10" [COLLUVIUM]

② Silty sandy GRAVEL with clay and cobbles: Slightly moist, yellow tan, very slightly plastic, medium dense, few clasts up to 12" diameter, limestone clasts angular to subangular, grades into below [COLLUVIUM]

③ GRAVEL and COBBLE: Dry to slightly moist, reddish gray, fractures/voids lined with calcium carbonate, abundant voids, very loose, limestone, follows topography, consistently overlies olive sandy layer below, calcium carbonate mineralization on clasts, abundant raveling, bottom contact ~35-45 degrees [TALUS]

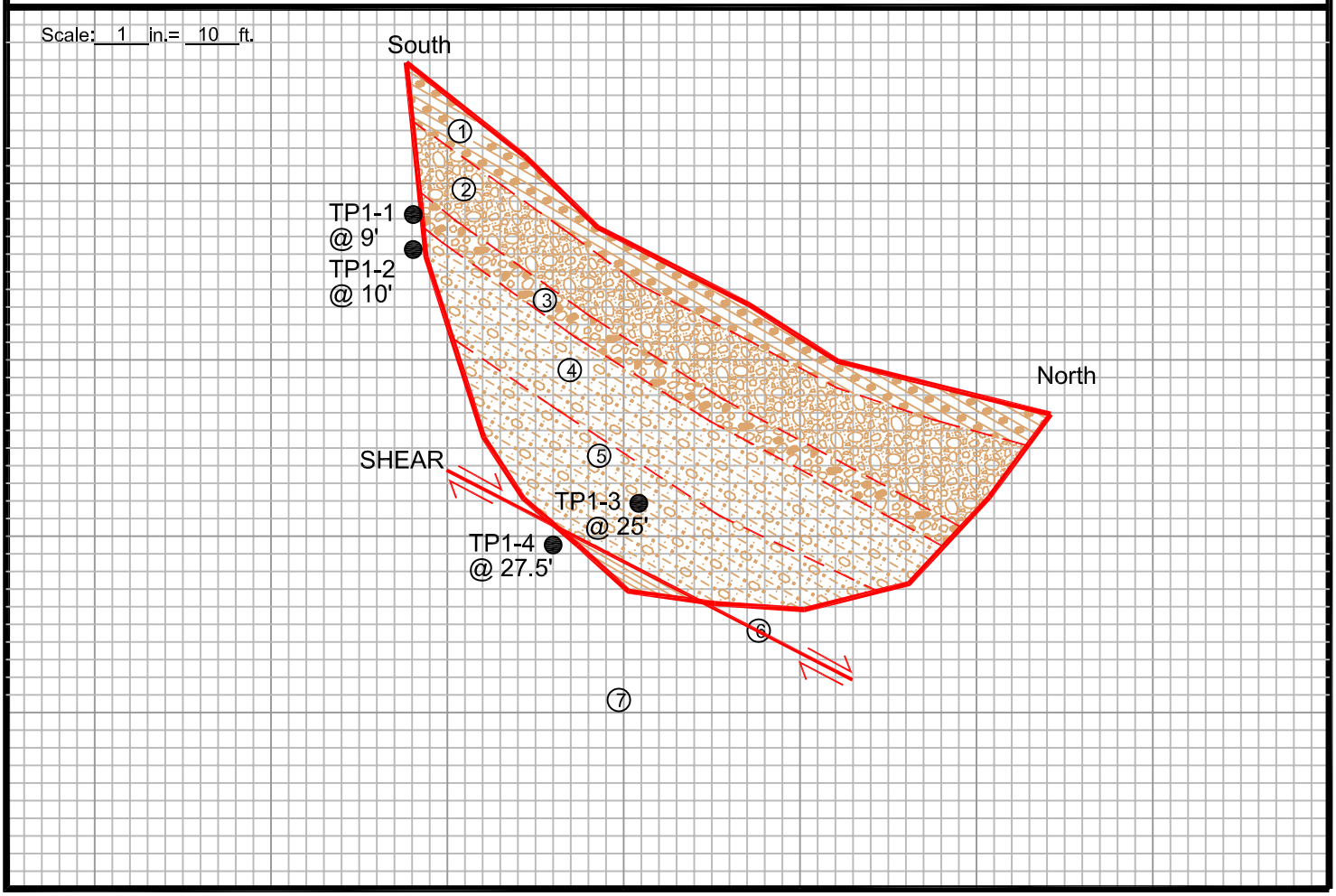
④ Sandy CLAY with gravel and cobble: Slightly moist, olive green, stiff to very stiff, moderately to highly plastic, abundant polished surfaces, irregularly follows silty sandy gravel, cobbles and boulders below contact with material below, varies, ~20% sand, ~15% gravel, ~15% cobble, ~50% sand [LANDSLIDE DEBRIS]

⑤ CLAY and sandy silty GRAVEL and COBBLE: Yellow tan to gray green, intervals of claye and sandy silty gravel and cobbles, few boulders, multiple irregular planar (~bedding) surfaces, angular to subangular boulders up to 2' diameter (mostly limestone), medium dense/very stiff, combination of the olive green sandy clay and the yellow tan silty sandy gravel with clay and cobbles, little consistency with shear orientations, abundant limestone fragments, very irregular contacts [LANDSLIDE DEBRIS]

⑥ CLAY: Pale blue gray, up to 1" thick, soft, moderately plastic, slickensided, dip 30° north [SHEAR ZONE]

⑦ CLAY with sand: Moist, gray, massive, heavily sheared, abundant polished surfaces, highly plastic, darker irregular beds throughout, wavy sheared zone, lots of slickensided surfaces, few coal beds, stiff [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled with spoils. Underlain by stony sandy clay.
Note: Soil Classifications (USCS) based on field descriptions



PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: ~20' northwest of northeast BH-3 (NE 2009)

TEST PIT: TP- 2

Approximate Pit Dimensions (feet): Length: 16 Width: 15 Depth: 12.6

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6711' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.6ft Clayey sandy GRAVEL and COBBLES: Moist to very moist, medium to dark brown, abundant organics, moderately plastic, angular clasts up to 6" diameter, massive, medium dense [FILL]

② 1.6-2.6ft Sandy CLAY with gravel and cobble: Very moist, dark gray, medium stiff, massive, ~60% clay, ~40% gravel and cobbles up to 6" diameter [TOPSOIL]

③ 2.6-4.8ft Clayey sandy GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

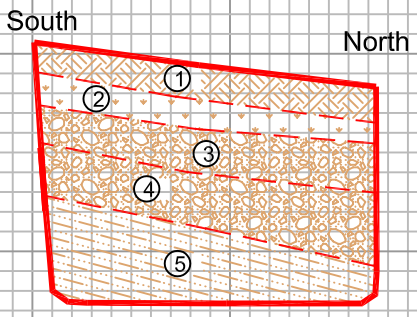
④ 4.8-7.0ft Clayey SAND and GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

⑤ 7.0-12.6ft Sandy CLAY: Moist, green, slightly mottled yellow brown, very stiff, massive, abundant angular to subangular limestone clasts to 1' diameter (most up to 2" diameter) [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.



PROJECT: Town of Jackson, Snow King Water Tank

TEST PIT: TP- 3

PIT LOCATION: ~25' east of northeast BH-1 (NE 2009)

Approximate Pit Dimensions (feet): Length: 15 Width: 15 Depth: 11.0

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6762' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.2ft Silty CLAY with gravel: Moist to very moist, dark brown to blackish brown, abundant organics, highly plastic, soft [TOPSOIL]

② 1.2-3.5ft Gravelly silty CLAY: Buff yellow tan, stiff, ~25-35% gravel to 3" diameter [COLLUVIUM]

③ 3.5-5.0ft Silty CLAY: Moist, greenish brown with yellow mottling, very stiff [LANDSLIDE DEBRIS]

④ 5.0-6.0ft Gravelly silty CLAY: Moist, yellow tan (buff), stiff to very stiff [LANDSLIDE DEBRIS]

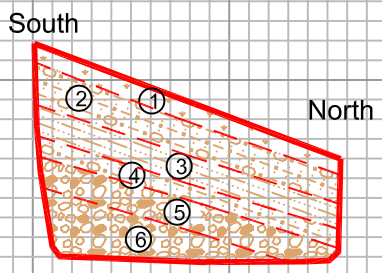
⑤ 6.0-7.5ft Rubble zone: Loose, white precipitates [TALUS]

⑥ 7.5-11.0ft Silty clayey GRAVEL and COBBLE: Yellow brown to red brown, dense, 50-60% clasts up to 8" diameter, oversize [TALUS]

Note: No groundwater observed. Hole standing OK. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.





GEOPHYSICAL EVALUATION

SNOW KING

Jackson, Wyoming

PREPARED FOR:

Colter Lane, P.E.
Jorgensen Geotechnical
1315 Highway 89 South, Suite 201
Jackson, Wyoming 83002

PREPARED BY:

Atlas Technical Consultants LLC
358 South 700 East, Suite B518
Salt Lake City, Utah 84102

January 2, 2024

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Salt Lake City, UT 84102
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January 2, 2024

Atlas No. 11143

MR. COLTER LANE, P.E.
JORGENSEN GEOTECHNICAL
1315 HIGHWAY 89 SOUTH, SUITE 201
JACKSON, WYOMING 83002

Subject: Geophysical Evaluation
Snow King
Jackson, Wyoming

Dear Mr. Lane:

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming. The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

We appreciate the opportunity to be of service on this project. Should you have any questions, please contact the undersigned at (310) 951-1993.

Respectfully submitted,
Atlas Technical Consultants LLC

Stephan A. Callas
Project Geophysicist

Patrick F. Lehrmann, P.G., P.Gp.
Principal Geologist/Geophysicist

SAC:ERC:PFL:ds

Distribution: Mr. Colter Lane at CLane@JorgEng.com

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4. STUDY METHODOLOGY 1
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Figure 2 Line Location Map
Figure 3 Site Photographs
Figure 4a ReMi Results (RL-1)
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Figure 5a MASW Profile (ML-1)
Figure 5b MASW Profile (ML-2)

1. INTRODUCTION

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming (Figure 1). The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

2. SCOPE OF SERVICES

Our scope of services included:

- Performance of two one-dimensional (1-D) ReMi profiles (RL-1 & RL-2).
- Performance of two 2-D MASW profiles (ML-1 & ML-2).
- Compilation and geophysical analysis of the collected data.
- Preparation of this illustrated report presenting our methodology and findings.

3. SITE AND PROJECT DESCRIPTION

The project site is generally located just southeast of the Snow King Mountain Resort in Jackson, Wyoming (Figure 1). Specifically, the study area is located on the south side of Snow King Loop Road. The locations of the seismic traverses were generally selected by a representative of your office and adjusted when necessary to account for surface conditions. The study area was composed of two graded lots with an access road separating the two lots. The seismic traverses were performed over relatively flat terrain on the east and west sides of the access road. The surface of the site was generally covered with soil, gravel and seasonal vegetation. Additionally, several surface obstructions including construction materials, a firewood pile, snow grooming equipment, vehicles, and temporary fencing were located within the study area boundaries. Figure 2 depicts the approximate locations of the seismic traverses while Figure 3 depicts the general site conditions.

4. STUDY METHODOLOGY

As previously indicated, our evaluation included the performance of two ReMi and two MASW transects. The following sections detail the methods and instrumentations used.

4.1 ReMi

The ReMi technique uses recorded surface waves (specifically Rayleigh waves) that are contained in background noise to develop a shear-wave velocity profile of the study area down to a depth, in this case, of approximately 100 feet. The depth of exploration is dependent on the length of the line and the frequency content of the background noise. The results of the ReMi

method are displayed as a one-dimensional profile which represents the average condition across the length of the line. The ReMi method does not require an increase of material velocity with depth; therefore, low velocity zones (velocity inversions) are detectable with ReMi.

Our ReMi evaluation included the use of a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. Geophones were spaced 10 feet apart for a total line length of 230 feet for each line. A total of 22 records, each 32 seconds in duration, were recorded at each location, while 10 records utilized passive data collection of ambient ground vibration noise and 12 utilized an active source. The active source data gathers included generating a seismic signal at both ends of the seismic spread, approximately 10 or 30 feet off the ends of the geophone array. Six active source files were collected at each end of the line. The recorded data was then downloaded to a field computer for post-processing. The data was later processed using Surface Plus 9.1 - Advanced Surface Wave Processing Software (Geogiga Technology Corp., 2020), which uses the refraction microtremor method (Louie, 2001), and other surface wave analysis methods. The program generates phase-velocity dispersion curves for each record and provides an interactive dispersion modeling tool to determine the best fitting model. The result is a one-dimensional shear-wave velocity model of the site with roughly 85 to 95 percent accuracy (Louie, 2001). For situations in which the shear wave velocity values are close to the limit between site class boundary values, Geotechnical consultants should consider the site's subsurface geologic stratigraphy and structure, soil mechanics, and ReMi evaluation results when assessing seismic site classification. Figures 2 and 3 depict the general site conditions in the study area.

4.2 MASW

Surface waves (specifically Rayleigh waves) were recorded along lines ML-1 and ML-2 in order to provide S-wave velocity information for portions of the site (Figure 2). The surface waves were generated by a hammer and plate (shot) and recorded using a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. The geophones were coupled to the ground surface using a Geostuff Landstreamer with geophones stationed 4 feet apart and shots conducted off the end of the lines. Prior to the collection of surface wave data, near and far field effects were evaluated for several shot offset distances. The results indicated that an offset shot of 16 feet off the end of the line was optimal for our evaluation.

Three records, each one second long, were recorded at each shot location. After each shot location, the shot location and geophones were moved an integer multiple of the geophone spacing longitudinally along the profile direction and the line was reshot. The number of shots, spread length, and start and end stations are presented in Table 1.

Table 1: MASW Array Geometry

Line No.	No. of Shots	Total Spread Length (feet)	Profile Length/Start and End Stations (feet)
ML-1	21	252	160/(0-160)
ML-2	25	284	192/(0-192)

The recorded MASW data was processed using SurfSeis® (Kansas Geological Survey, 2019), a MASW software program. One dimensional (1-D) shear-wave (S-wave) velocity (Vs) profiles were generated for each shot location, which correspond to the middle of the geophone array. A two-dimensional color gradient model was then created from the 1-D models using the SurfSeis® interpolation scheme. It should be emphasized that the 2-D profile represents the area between the midpoint of the first shot location and the midpoint of the last shot location. The actual model section length and start and end stations for the sections are also listed in Table 1.

5. RESULTS AND CONCLUSIONS

As previously indicated, our evaluation consisted of performing two 1-D ReMi profiles (RL-1 & RL-2) and two 2-D MASW profiles (ML-1 & ML-2) at the project site. Figures 4a and 4b present the ReMi results for RL-1 and RL-2, respectively. Figures 5a and 5b present the MASW results for ML-1 and ML-2, respectively. The analysis of each is detailed below.

5.1 ReMi

The purpose of our ReMi evaluations were to develop shear-wave velocity profiles to be used for design and construction parameters at the project site. Table 2 and Figures 4a and 4b present the results from our ReMi evaluations. It should be noted that the ReMi results represent the average condition across the length of the line. When the 1-D ReMi surface wave velocity results (analogous to shear wave) show an IBC Vs100 velocity value that is close to the "border line" boundary between IBC Site Classes, the project geotechnical consultant of record should be consulted. The geotechnical consultant of record should also consider other existing available site information and whether obtaining additional new geotechnical evaluation data such as boreholes, surface to downhole seismic (ASTM D7400), crosshole seismic (ASTM D4428), and/or additional 1-D ReMi data collections would be needed concerning the site's subsurface geologic stratigraphy and structure, soil mechanics and soil modulus, along with the initial 1-D ReMi evaluation results when assessing the "borderline" IBC Vs100 Seismic Site Class.

Table 2: ReMi Results

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-1 (NW-SE)	0-6	618	Vs100' = 1,320 ft/s	C
	6-14	1170		
	14-25	1494		
	25-35	1435		
	35-69	1152		
	69-100	2010		

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-2 (W-E)	0-9	390	Vs100' = 1,201 ft/s	C
	9-14	799		
	14-25	1361		
	25-69	1446		
	69-100	2052		

5.2 MASW

Two MASW traverses were conducted as part of our study. Figures 5a and 5b present the S-wave velocity models generated from our analysis of lines ML-1 and ML-2, respectively. Based on the results, it appears that the project site is generally underlain by low-velocity materials in the near-surface and higher velocity materials at depth. Distinct vertical and lateral velocity variations are evident within the models. Specifically, ML-1 appears to contain pockets of low and high velocity materials in the near surface, possibly related to reported landslide deposits. At depth, ML-1 displays a high velocity contact that spans the length of the profile from northwest to southeast. This high velocity contact is generally contained towards the bottom of the profile; however, protrudes closer to the surface between 90 and 120 feet along the x-axis. This high velocity material may represent bedrock contacts. ML-2 displays slightly more homogenous material in the near surface compared to ML-1. At depth, ML-2 displays a moderately high velocity contact that spans the length of the profile from west to east. This moderately high velocity contact is generally contained within 20 and 50 feet below ground surface and may represent weathered bedrock contacts. It should be noted that there were several underground utilities present in the vicinity of ML-1, and possibly ML-2, which could be affecting the results from our evaluation. As a general rule of thumb, the S-wave velocity of a given material might be between approximately 0.4 to 0.6 of the P-wave velocity, depending on the soil/rock type and condition.

6. LIMITATIONS

The field evaluation and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, express or implied, is made regarding the conclusions and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be present. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation will be performed upon request.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Atlas should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

7. SELECTED REFERENCES

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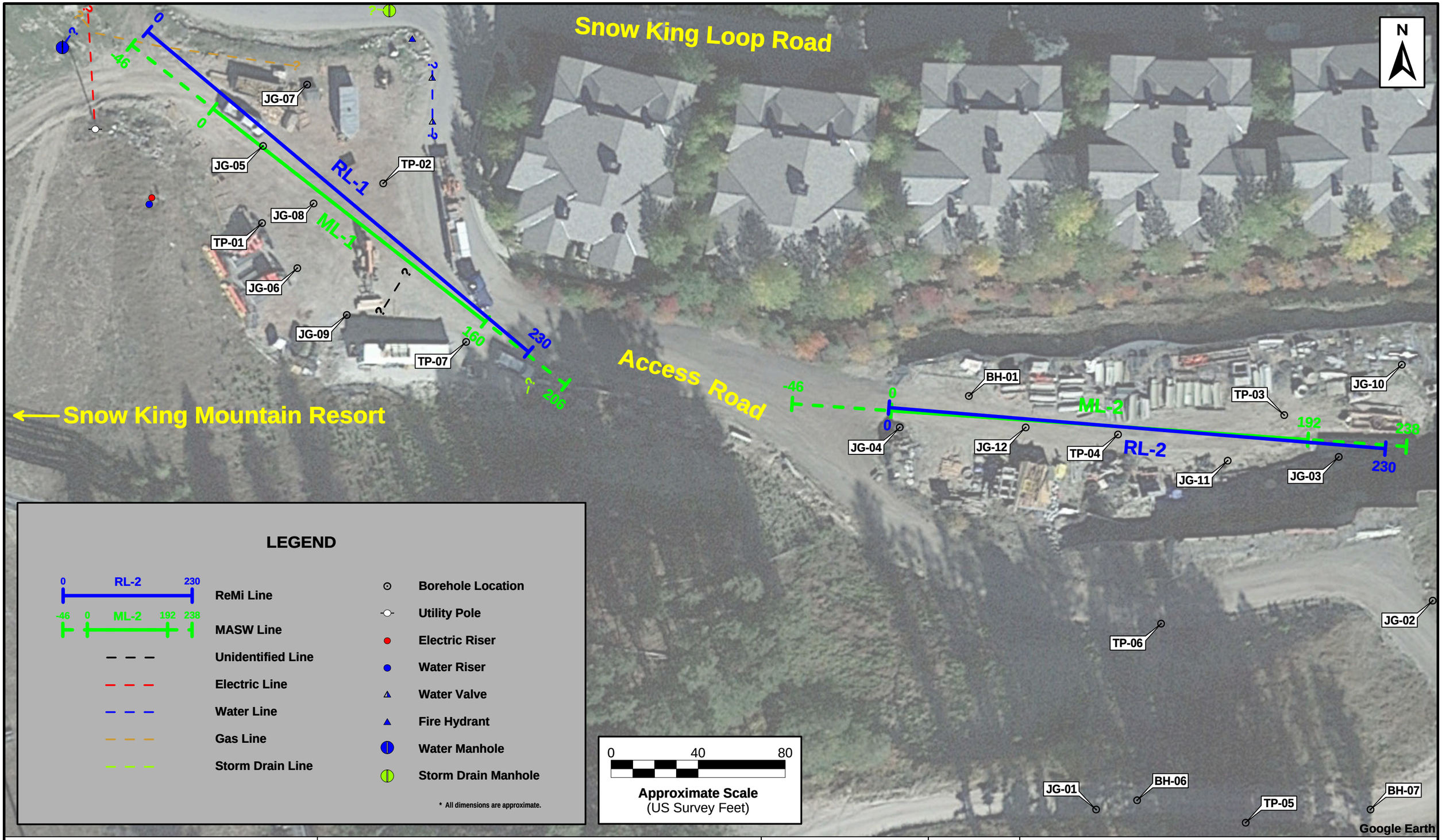
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ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 1	**SITE LOCATION MAP**



LEGEND

- RL-2 (0 – 230): ReMi Line
- ML-2 (-46, 0, 192, 238): MASW Line
- Unidentified Line
- Electric Line
- Water Line
- Gas Line
- Storm Drain Line
- Borehole Location
- Utility Pole
- Electric Riser
- Water Riser
- Water Valve
- Fire Hydrant
- Water Manhole
- Storm Drain Manhole

* All dimensions are approximate.

0 40 80

Approximate Scale
(US Survey Feet)

ATLAS

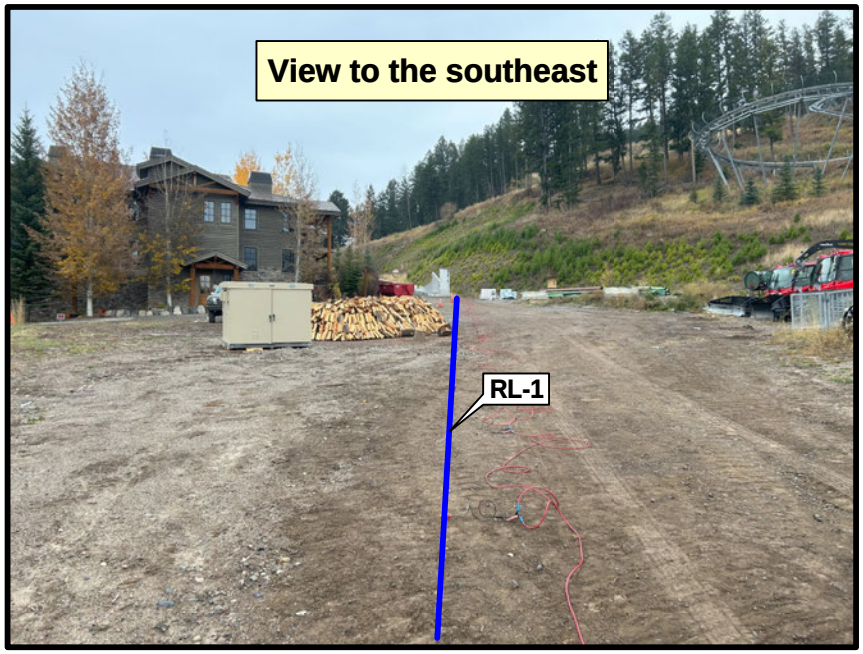
Snow King
Jackson, Wyoming

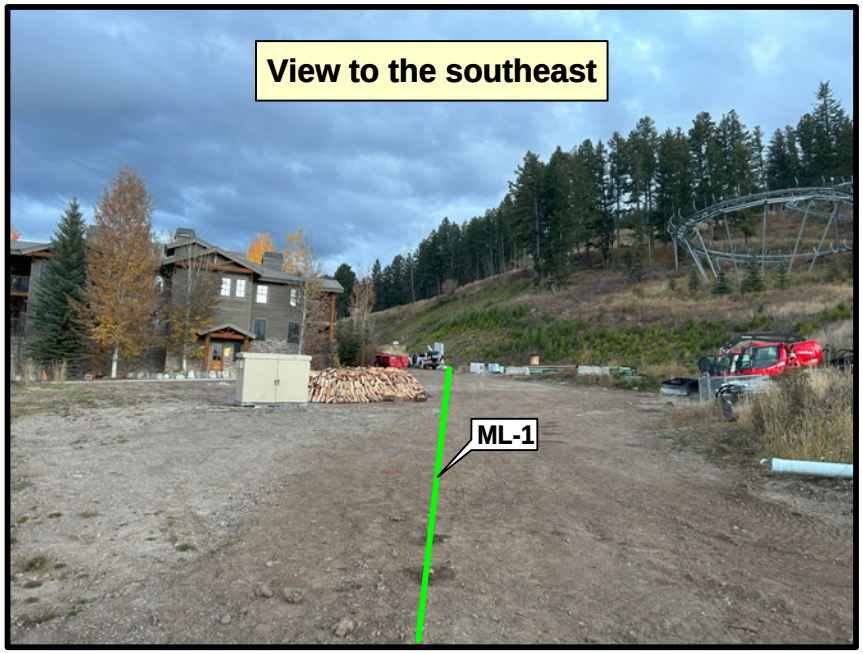
Project No.: 11143

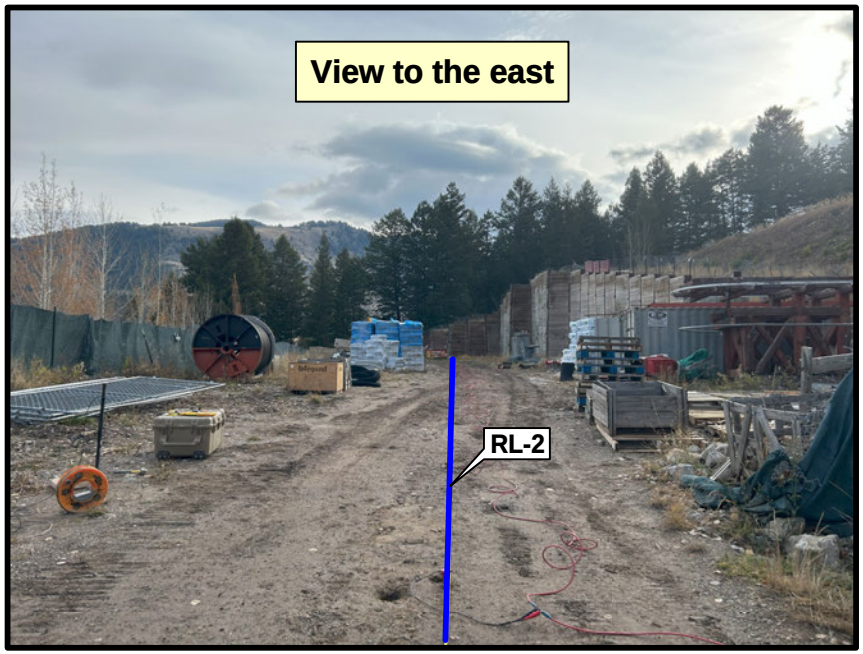
Date: 01/23

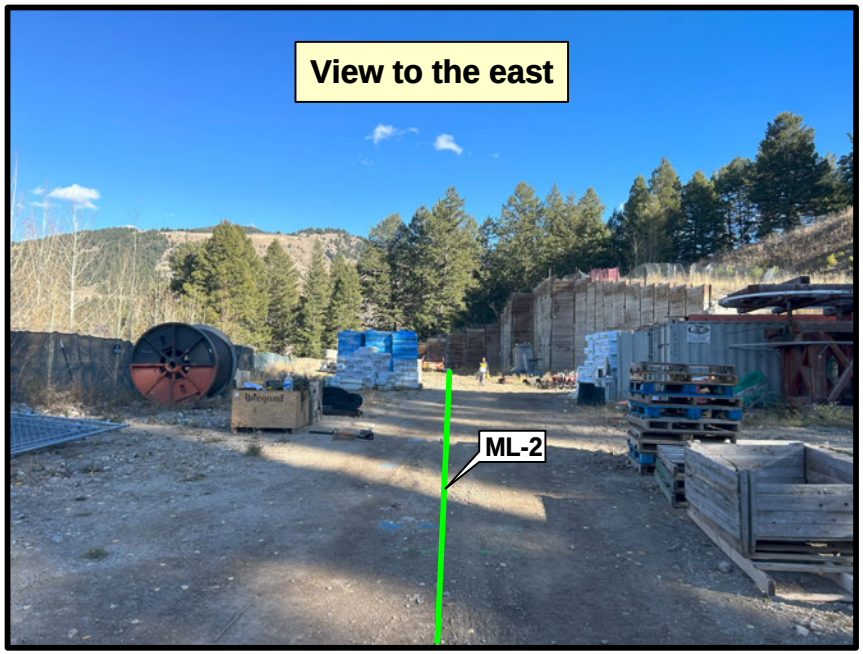
Figure 2

LINE LOCATION MAP



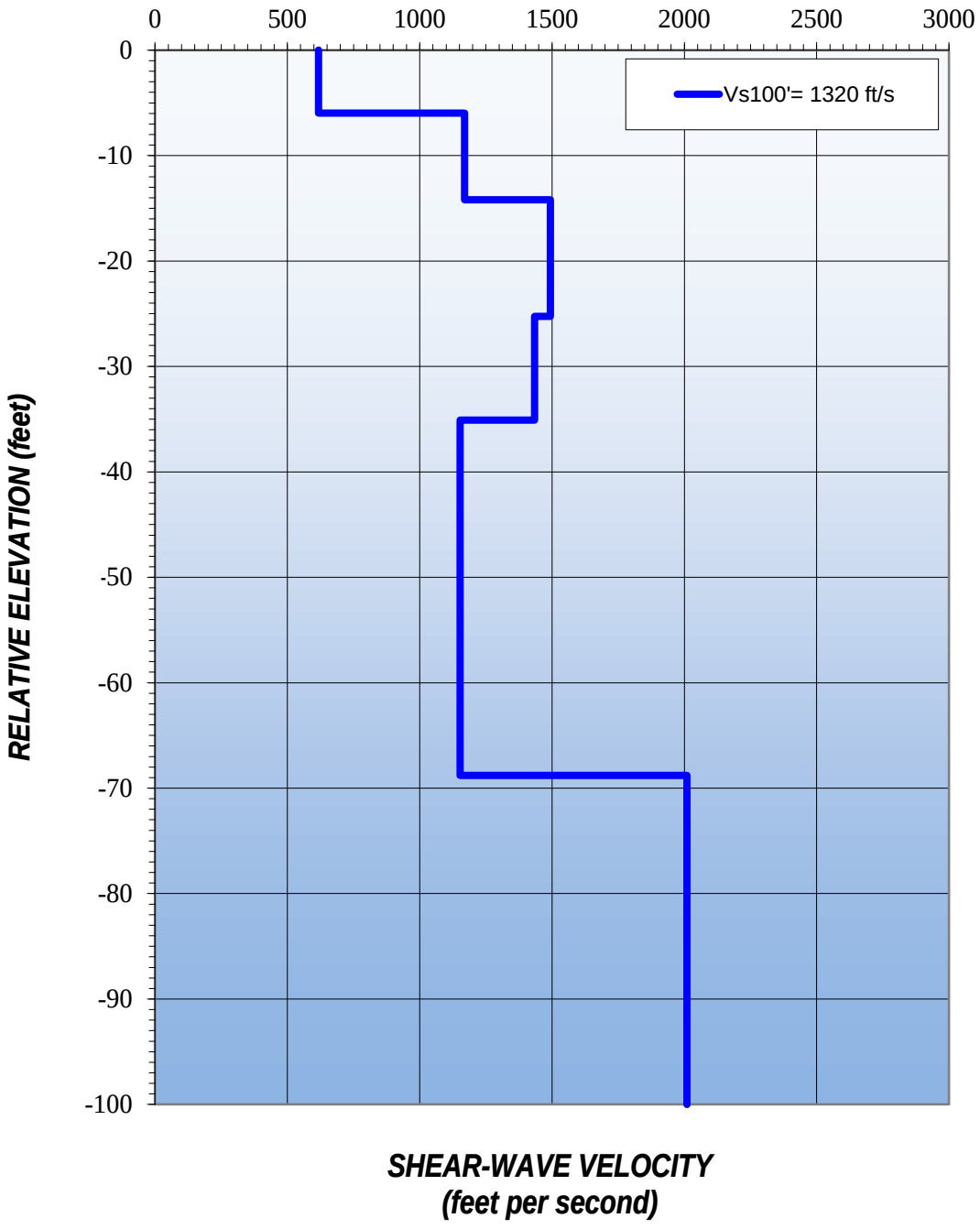




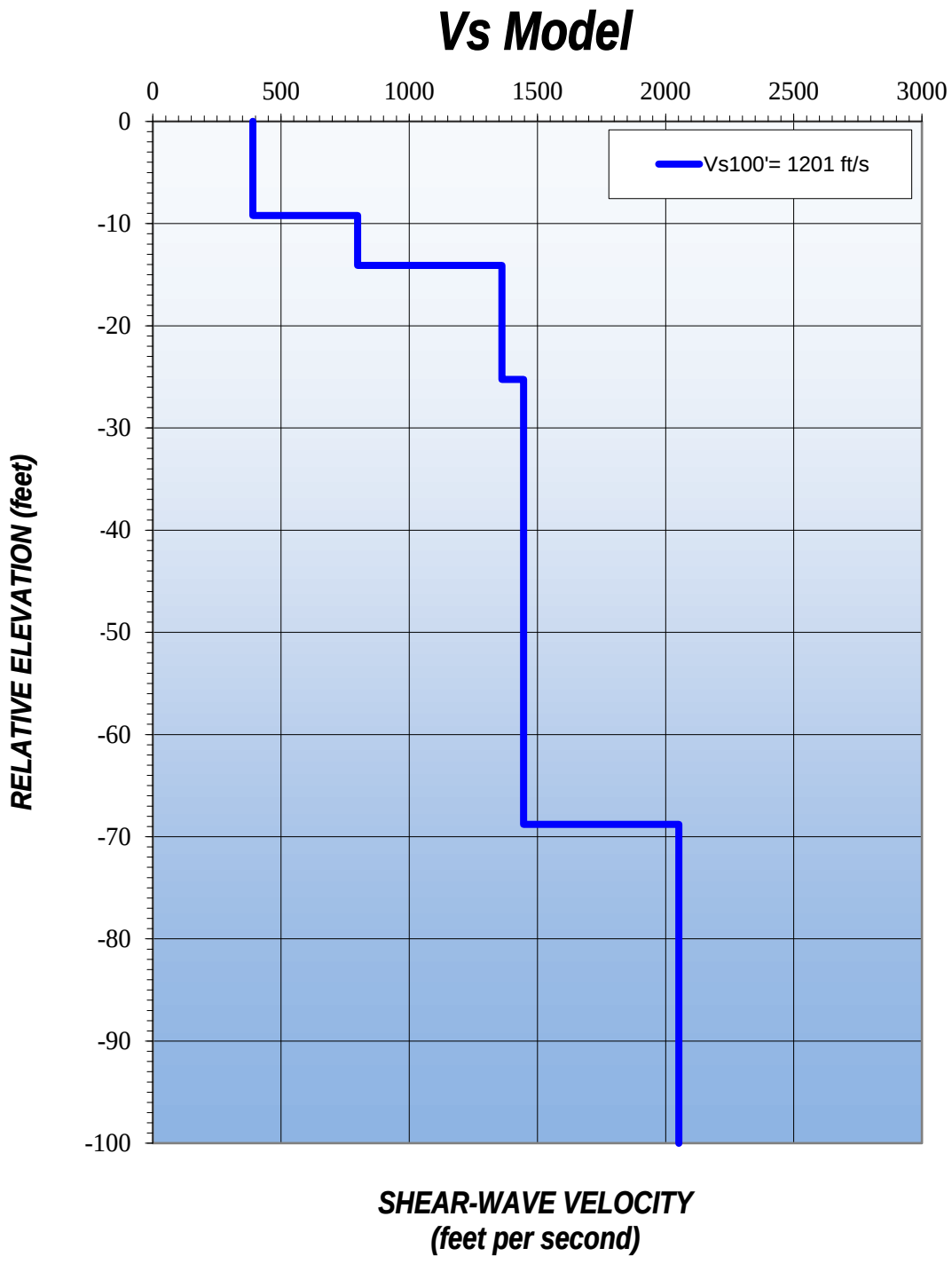


ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 3	**SITE PHOTOGRAPHS**

Vs Model



ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4a	**ReMi RESULTS** **RL-1**



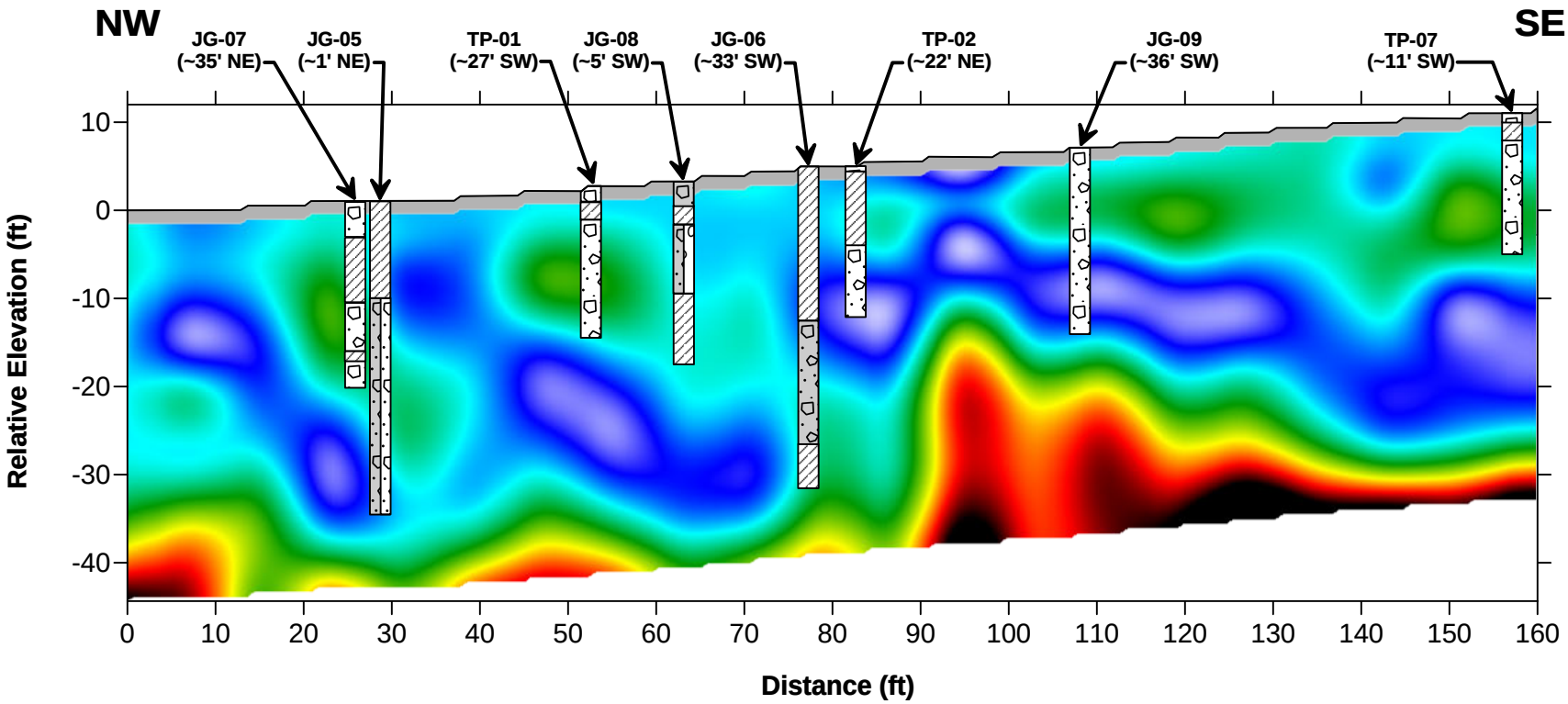
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4b	**ReMi RESULTS** **RL-2**

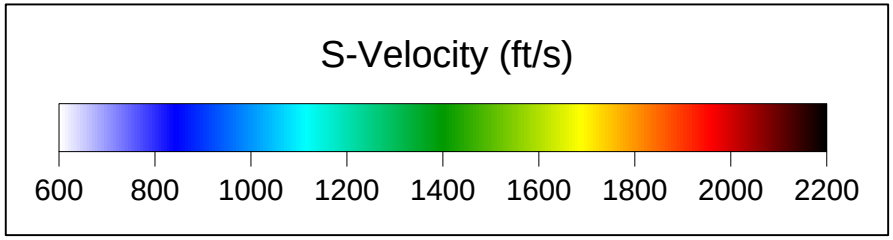
MASW PROFILE
ML-1

LEGEND

CL GM
GP GC

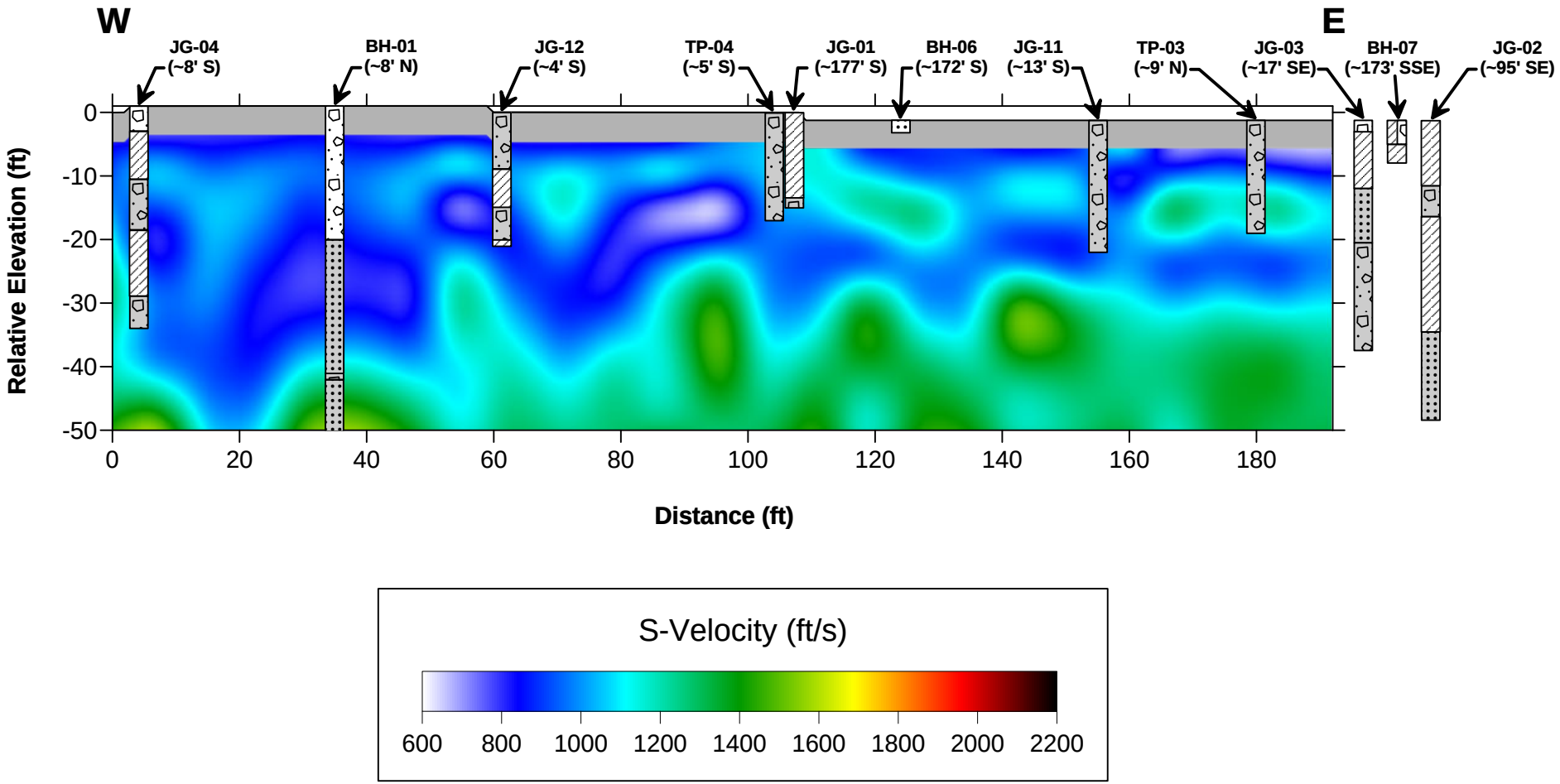
* All dimensions are approximate.
* Borehole data provided by Jorgensen.





ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5a	**MASW PROFILE ML-1**

MASW PROFILE
ML-2



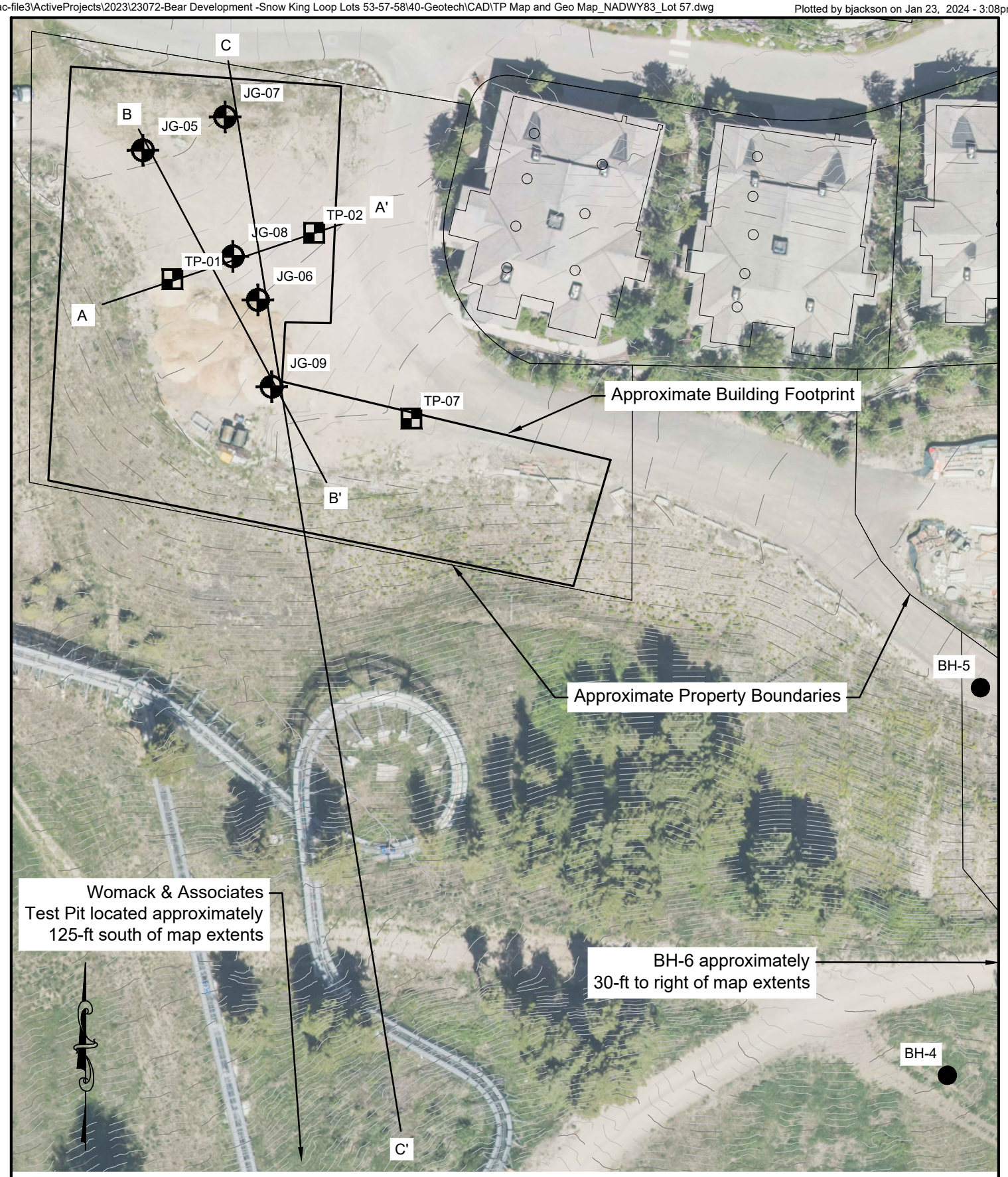
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5b	**MASW PROFILE** **ML-2**

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APPENDIX B

Figures



0 50 100

SCALE: 1 INCH = 50 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Borehole (BH-XX), test pit (TP-XX), and Nelson Engineering boreholes (BH-X) locations are approximate and may be surveyed upon request. Existing ground surface topography provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023. Additional topographic data provided by Teton County, 2015. Aerial imagery provided by Teton County, 2019.

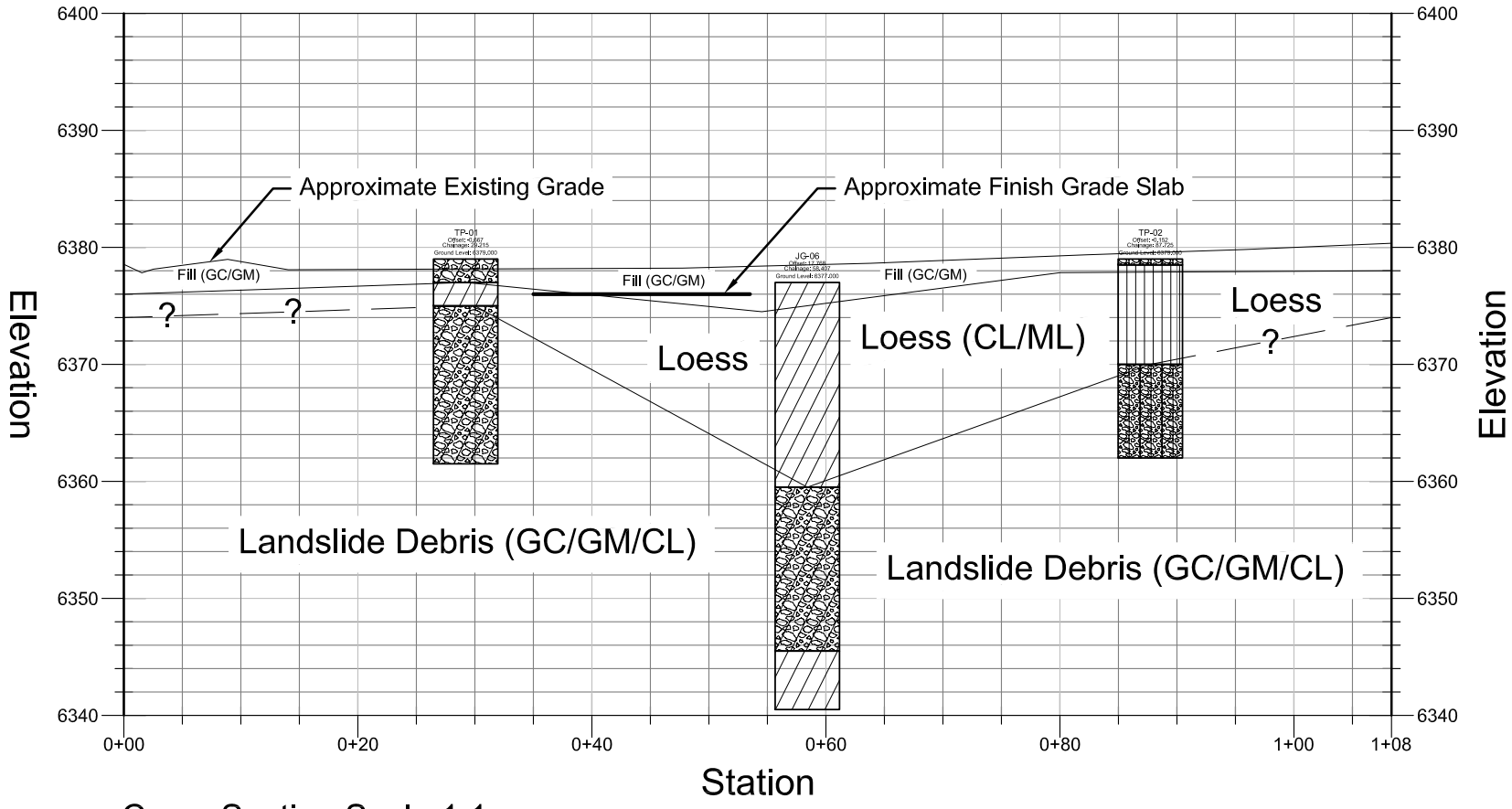
DRAFTED BY:	BJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 2
Borehole, Test Pit and Geologic Cross Section Location Map

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 57
Teton County, Wyoming

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Cross section A-A'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

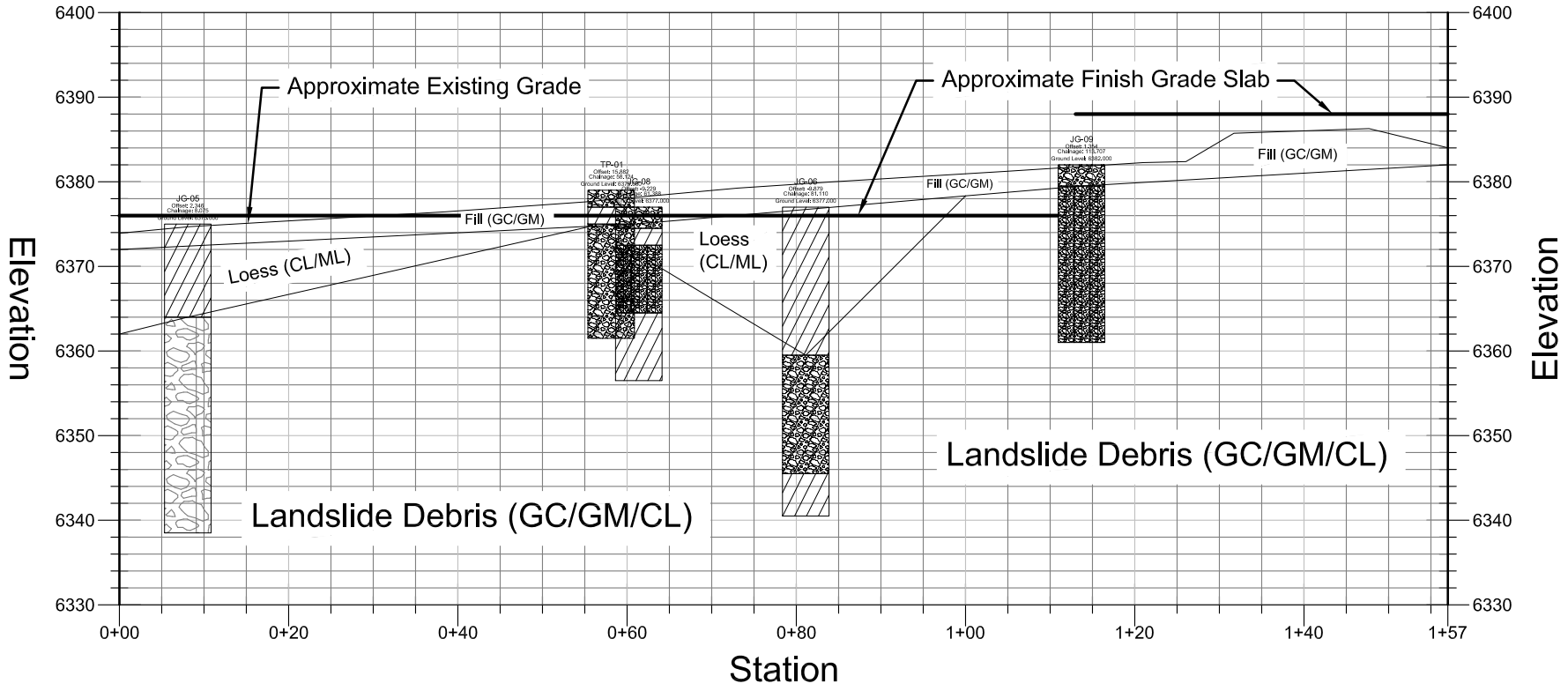
DRAFTED BY:	BJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 3
Geologic Cross Section A-A'

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 57
Teton County, Wyoming

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Cross section B-B'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

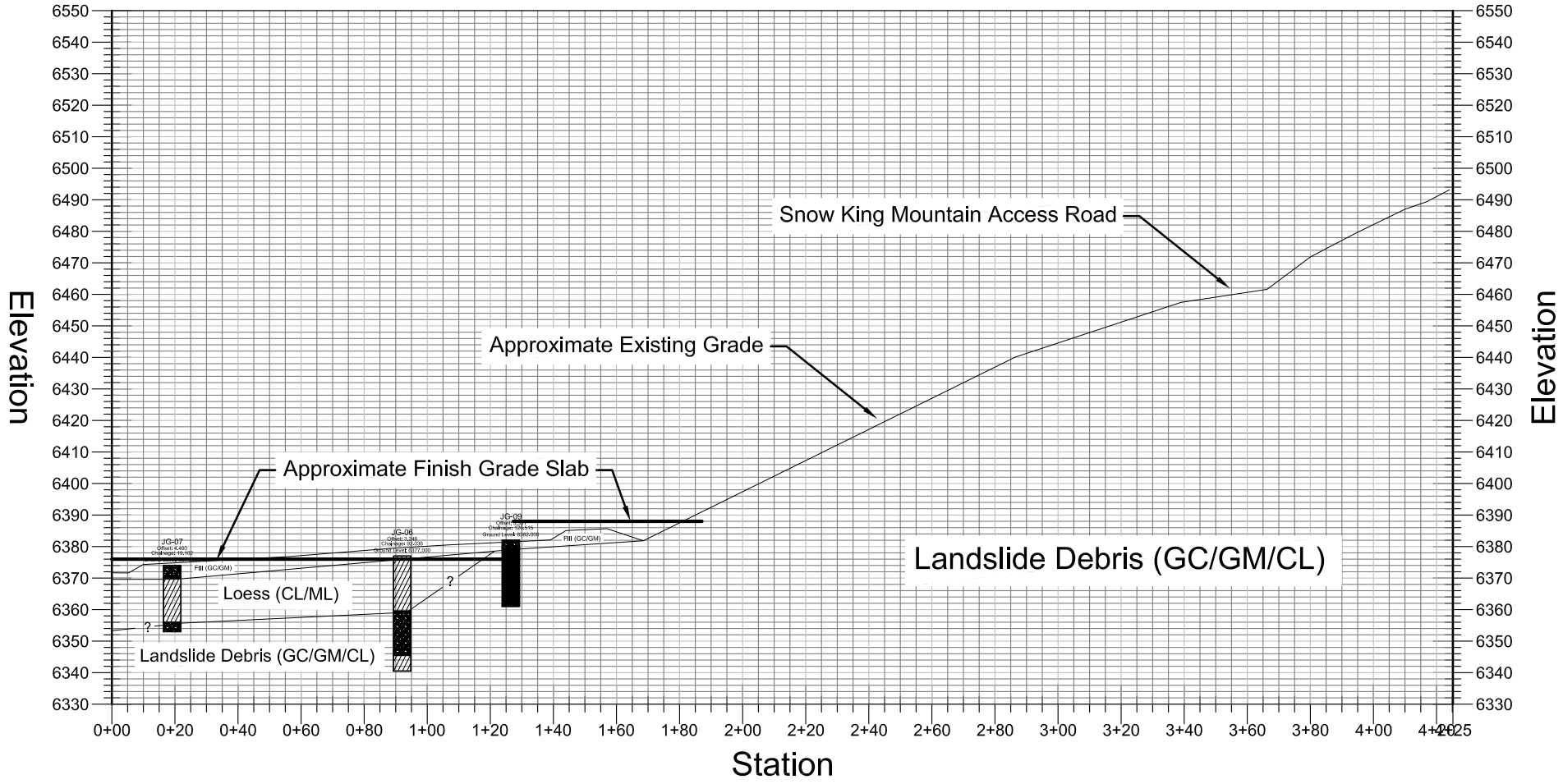
DRAFTED BY:	BJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 4
Geologic Cross Section B-B'

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 57
Teton County, Wyoming

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Cross section C-C'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

DRAFTED BY: BJ REVIEWED BY: HC/DB PROJECT NUMBER 23072	SHEET TITLE: Figure 5 Geologic Cross Section C-C'	PROJECT TITLE: Geotechnical Engineering Report Bear Development - Lot 57 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC

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APPENDIX C

Soils Laboratory Procedures and Results

Laboratory Testing

Laboratory Testing Procedures

Lab samples were submitted for testing at GCI in Salt Lake City, Utah from boreholes JG-05, JG-06, JG-07, JG-08, JG-09, and TP-02.

During the October 2023 site exploration for the Development at Lot 57, JG collected relatively undisturbed (i.e., thin-walled Shelby tubes) and disturbed samples (i.e., split spoon (SPT) samples, sonic drilling grab samples, and test pit bulk samples). Of the samples collected, 12 disturbed samples and three relatively undisturbed samples were selected for lab analysis. Laboratory testing included natural moisture content, unit weight, Atterberg limits, grain-size distribution, hydrometer, and consolidation testing.

The laboratory testing program consisted of:

- Fifteen (15) Moisture Contents (ASTM D2937/D2216)
- Fifteen (15) Atterberg Limits (ASTM D4318)
- Fifteen (15) Grain Size Analysis (ASTM D422)
- Two (2) Direct Shear Strength (ASTM D3080)
- Three (3) One Dimension Consolidation (ASTM D2435)

We also included applicable laboratory testing data from our site exploration on the nearby Lots 53 And 58, laboratory testing results from Nelson Engineering for Lots 53 and 58, and laboratory testing data for a nearby project provided by Womack & Associates, Inc.

Combined results are shown on the following pages.

Laboratory Test Results: Detailed Summary

Laboratory testing included index testing for classification per USCS, and direct testing of strength, as well as one dimensional consolidation tests. Classification tests – including Atterberg limits and grain-size analysis – have been summarized in table 4-1, with Direct Shear tests and consolidation tests summarized in Tables 4-2 and 4-3, respectively. Full laboratory data sheets are attached.

The data herein are provided for informational purposes. Design-build contractors shall be responsible for providing their own analysis of the test results and for development of appropriate design parameters. Jorgensen is available to assist in the selection of design parameters, if requested.

Table 4-1: Classification Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Gravel (%)	Sand (%)	Fines (%)	Moisture Content (%)	Liquid Limit	Plasticity Index
JG-05	D6	8.5	CL	1.4	12.4	86.2	13.7	39	25
JG-05	D12	22	GC	66.2	11.6	22.2	5.5	26	11
JG-05	D19	35	GM	48	32.1	19.9	1.8	NP	NP
JG-06	D2a	3.5	CL	0.4	7.3	92.3	26.8	38	19
JG-06	D8	12.5	CL	24.6	21.4	54	9.6	32	19
JG-06	D15	20	GC	48.7	27.3	24	4.7	18	4
JG-06	D20	32.5	CL	11.3	18.6	70.1	14.9	28	13
JG-07	U1	5	CL	12.9	26.9	60.2	14.1	31	11
JG-07	U2	9	CL	1.3	12.5	86.2	22.7	33	15
JG-07	D7	17.5	CL	1.9	15.4	82.7	12.6	29	14
JG-08	D4	10	GM	70.9	18	11.1	2.2	NP[1]	NP
JG-08	D5	12.5	CL	21.2	15.5	63.3	10	32	17
JG-09	D3	7.5	GC	32.3	29.2	38.6	7	17	1
JG-09	D6	15	GM	42.7	22.2	35.1	5.7	NP	NP
TP-02	U1	6	ML	0	6.5	93.5	17.5	NP	NP
BH5[2]	‘-	23	SC	7	55	38	‘-	29	25
BH5[2]	‘-	37	SC	7	98	25	‘-	28	16
BH6[2]	4B	22	CL	0	12	87	17.5	33	18
BH6[2]	‘11	52	CL	9	25	66	16.5	25	14
TP-1[3]	‘-	9	CL	‘-	‘-	‘-	‘-	32	15
TP-1[3]	‘-	10	CL	‘-	‘-	‘-	‘-	41	26
TP-1[3]	‘-	20	CL	‘-	‘-	‘-	‘-	34	20
TP-1[3]	‘-	27.5	CL	‘-	‘-	‘-	‘-	25	11

[1]NP designates non-plastic soils
[2]Designates data from Nelson Engineering
[3]Designates data from Womack & Associates, Inc.

Table 4-2: Direct Shear Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Cohesion (c)	Peak Friction Angle (f)
JG-07	U1	9-10	CL	379	30
TP-02	U1	6-7	ML	144	34
BH-6[2]	11	52.5	CL	2059	37

[2]Designates data from Nelson Engineering

Table 4-3: Consolidation Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	C_C
JG-07	U1	5-6	CL	0.17
JG-07	U2	9-10	CL	0.28
TP-02	U1	6-7	ML	0.17

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 57**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	JG-05	JG-05	JG-05	JG-06	JG-06	JG-06
	Depth:	8.5-11 ft	22-25 ft	35-37 ft	3.5-5 ft	12.5-14 ft	20-22 ft
	Date Sampled:	-	-	-	-	-	-
	Date tested:	16-Nov-23	16-Nov-23	16-Nov-23	16-Nov-23	16-Nov-23	16-Nov-23
	Laboratory sample description:	ol bn - dk ol bn silt	lt bn - bn gravel	tn - bn sandy gravel	bn - ol bn sandy clay	bn - tn clayey gravel	bn - tn sandy gravel
Moisture	Wet soil + tare (g)	706.71	1702.45	480.97	733.41	740.83	549.20
	Dry soil + tare (g)	645.29	1614.91	474.66	619.61	693.33	529.85
	Tare (g)	195.99	13.73	116.46	194.83	197.69	117.39
	Moisture content, w (%)	13.7	5.5	1.8	26.8	9.6	4.7
Comments							
QC/QA	Tested By:	MGS	MGS	MGS	MGS	MGS	MGS
	Reduced By:	AT	AT	AT	AT	AT	AT
	Reviewed By:	MGS	MGS	MGS	MGS	MGS	MGS

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 57**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-06**	**JG-07**	**JG-07**	**JG-07**	**JG-08**	**JG-08**
	Depth:	**32.5-35 ft**	**5-6 ft**	**9-10 ft**	**17.5-18 ft**	**10-12 ft**	**12.5-14 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**16-Nov-23**	**14-Nov-23**	**14-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**lt bn - bn clay**	**lt bn - bn gravelly clay**	**lt bn - bn clay**	**lt bn - bn sandy clay**	**tn - bn sandy gravel**	**lt bn - bn sandy clay**
Moisture	Wet soil + tare (g)	764.63	708.54	398.83	282.48	584.18	467.72
	Dry soil + tare (g)	680.77	645.37	361.41	272.74	574.02	443.13
	Tare (g)	117.13	197.20	196.69	195.23	118.03	197.42
	Moisture content, w (%)	14.9	14.1	22.7	12.6	2.2	10.0
Comments							
QC/QA	Tested By:	MGS	MGS	MGS	MGS	MGS	MGS
	Reduced By:	AT	AT	AT	AT	AT	AT
	Reviewed By:	MGS	MGS	MGS	MGS	MGS	MGS

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 57**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-09**	**JG-09**	**TP-02**			
	Depth:	**7.5-9 ft**	**15-17 ft**	**6-7 ft**			
	Date Sampled:	**-**	**-**	**-**			
	Date tested:	**16-Nov-23**	**16-Nov-23**	**15-Nov-23**			
	Laboratory sample description:	**dk yl bn - dk bn sandy gravel**	**dk yl bn - bn sandy gravel**	**lt bn - bn silt**			
Moisture	Wet soil + tare (g)	644.83	632.20	577.49			
	Dry soil + tare (g)	610.41	604.61	508.79			
	Tare (g)	118.01	118.24	116.54			
	Moisture content, w (%)	7.0	5.7	17.5			
Comments							
QC/QA	Tested By:	MGS	MGS	AT			
	Reduced By:	AT	AT	AT			
	Reviewed By:	MGS	MGS	MGS			

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 8.5-11 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - dk ol bn silt
As-received water content(%):	13.7	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

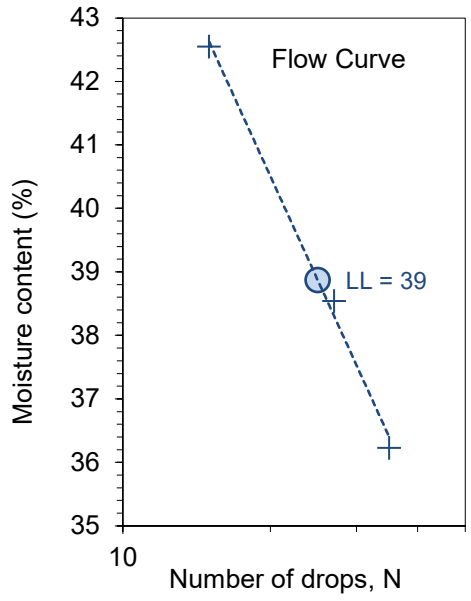
Determination No:	1	2
Wet Soil + Tare (g):	20.43	21.24
Dry Soil + Tare (g):	19.47	20.33
Moisture Loss (g):	0.96	0.91
Tare (g):	12.63	13.55
Dry Soil (g):	6.84	6.78
Moisture Content, w (%):	14.04	13.42

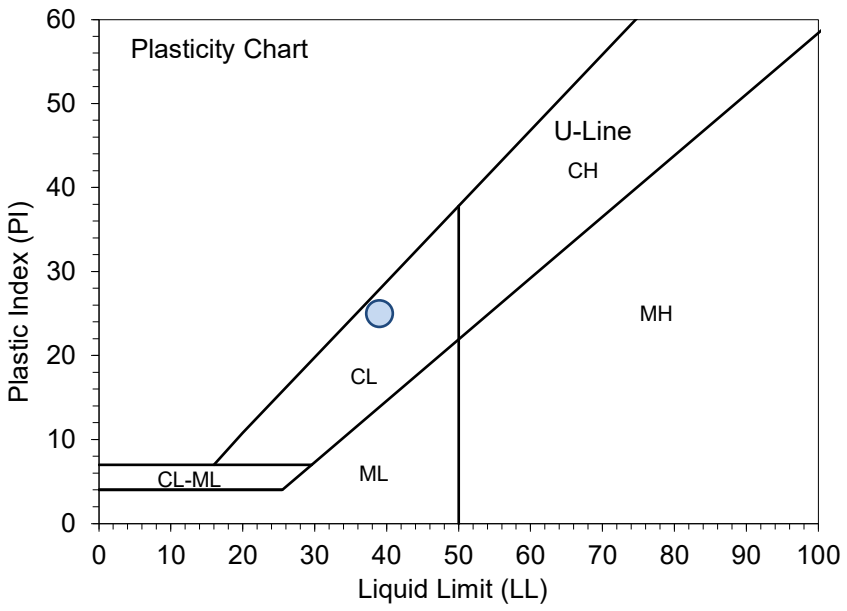
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	27	15
Wet Soil + Tare (g):	23.35	22.53	23.80
Dry Soil + Tare (g):	20.81	20.04	20.63
Moisture Loss (g):	2.54	2.49	3.17
Tare (g):	13.80	13.58	13.18
Dry Soil (g):	7.01	6.46	7.45
Moisture Content, w (%):	36.23	38.54	42.55
One-Point LL:		39	

Results

Liquid Limit, LL:	39
Plastic Limit, PL:	14
Plasticity Index, PI:	25





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: CRC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn gravel
As-received water content(%):	5.5	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

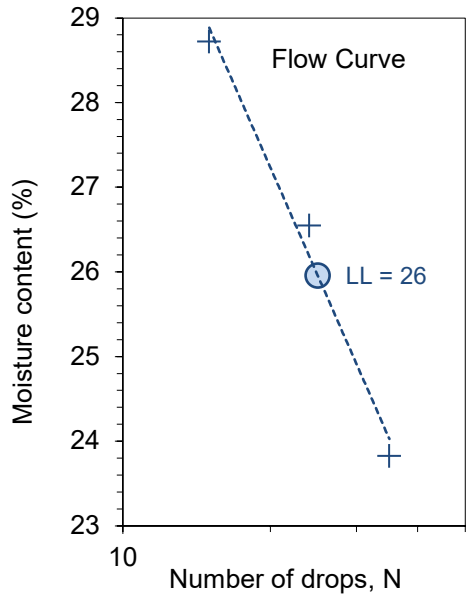
Determination No:	1	2
Wet Soil + Tare (g):	20.29	20.09
Dry Soil + Tare (g):	19.38	19.22
Moisture Loss (g):	0.91	0.87
Tare (g):	13.41	13.37
Dry Soil (g):	5.97	5.85
Moisture Content, w (%):	15.24	14.87

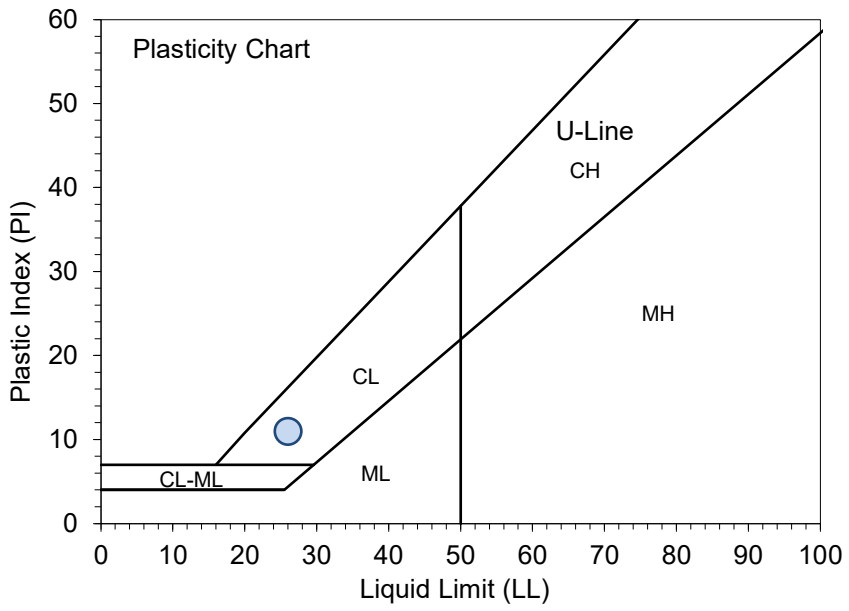
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	24	15
Wet Soil + Tare (g):	20.87	22.12	24.49
Dry Soil + Tare (g):	19.34	20.28	22.08
Moisture Loss (g):	1.53	1.84	2.41
Tare (g):	12.92	13.35	13.69
Dry Soil (g):	6.42	6.93	8.39
Moisture Content, w (%):	23.83	26.55	28.72
One-Point LL:		26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	15
Plasticity Index, PI:	11





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 | **TH/TP/Sample:** JG-05

No: 23072 (23-1725) | **Depth:** 35-37 ft

Tested by: CML | Date: 16-Nov-23

Reduced by: CML | Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	tn - bn sandy gravel
As-received water content(%):	1.8	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid Limit:	Could not be determined (N.P.)

Plastic Limit

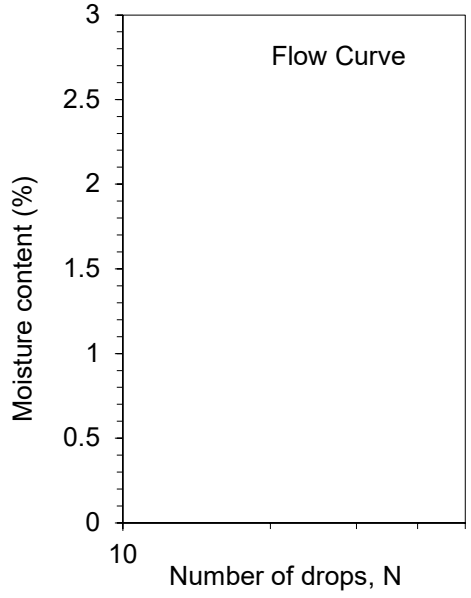
Determination No:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	

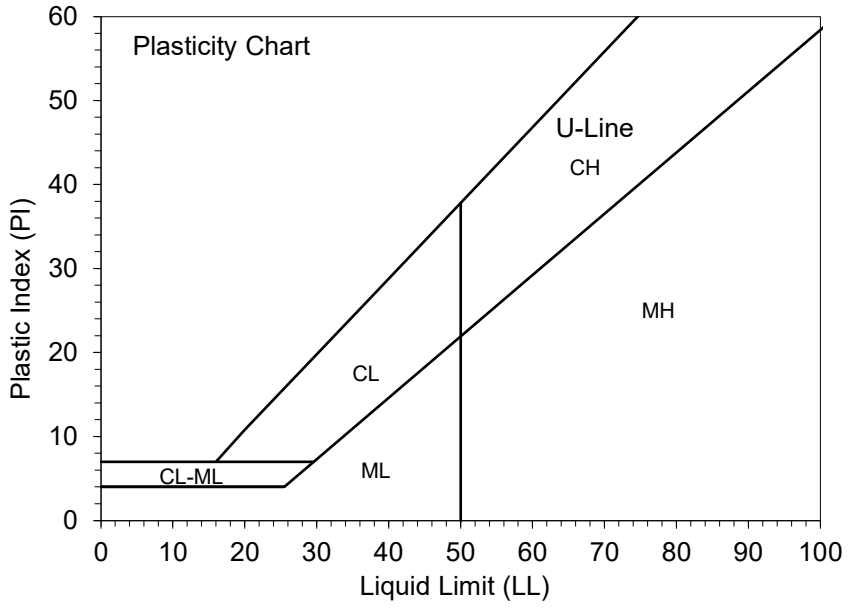
Liquid Limit

Determination No:	
Number of Drops, N:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	
One-Point LL:	

Results

Liquid Limit, LL:	Nonplastic (N.P.)
Plastic Limit, PL:	Nonplastic (N.P.)
Plasticity Index, PI:	Nonplastic (N.P.)





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 3.5-5 ft

Tested by: CRC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn sandy clay
As-received water content(%):	26.8	Approximate maximum particle size:	No. 20
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

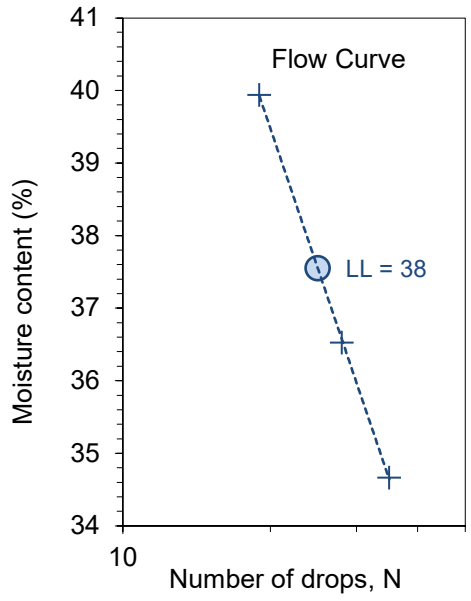
Determination No:	1	2
Wet Soil + Tare (g):	20.24	20.19
Dry Soil + Tare (g):	19.19	19.11
Moisture Loss (g):	1.05	1.08
Tare (g):	13.47	13.35
Dry Soil (g):	5.72	5.76
Moisture Content, w (%):	18.36	18.75

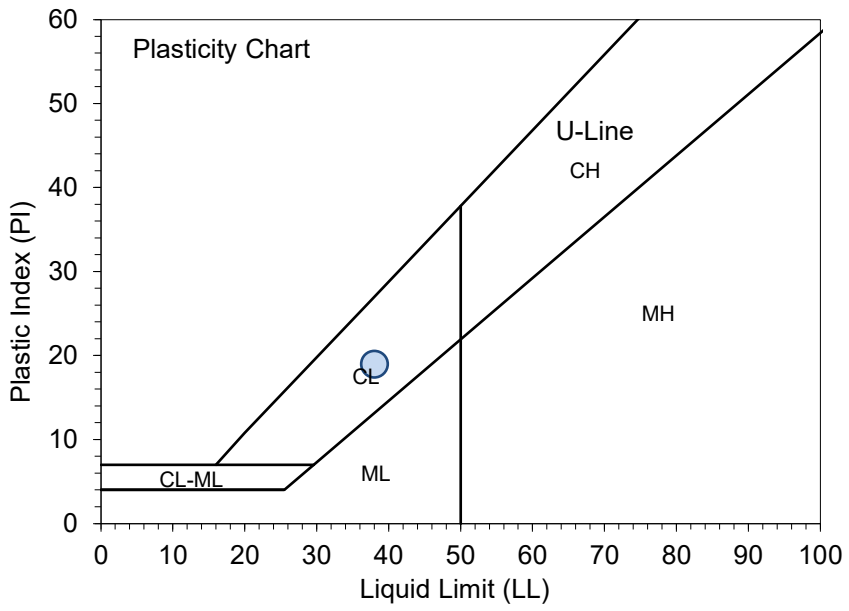
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	28	19
Wet Soil + Tare (g):	23.62	22.15	23.24
Dry Soil + Tare (g):	20.94	19.56	20.48
Moisture Loss (g):	2.68	2.59	2.76
Tare (g):	13.21	12.47	13.57
Dry Soil (g):	7.73	7.09	6.91
Moisture Content, w (%):	34.67	36.53	39.94
One-Point LL:		37	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	19
Plasticity Index, PI:	19





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - tn clayey gravel
As-received water content(%):	9.6	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

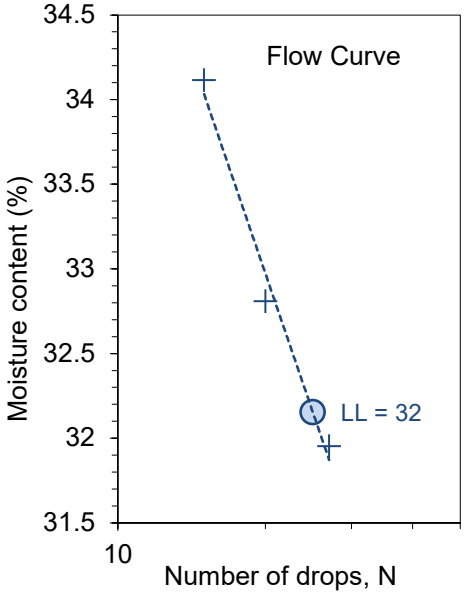
Determination No:	1	2
Wet Soil + Tare (g):	21.39	21.33
Dry Soil + Tare (g):	20.49	20.44
Moisture Loss (g):	0.90	0.89
Tare (g):	13.54	13.63
Dry Soil (g):	6.95	6.81
Moisture Content, w (%):	12.95	13.07

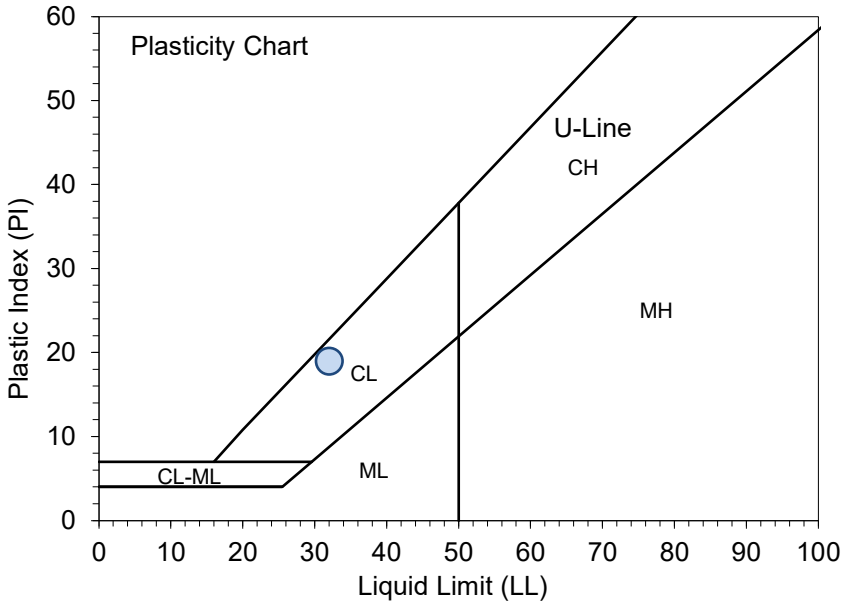
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	27	20	15
Wet Soil + Tare (g):	21.43	22.84	23.23
Dry Soil + Tare (g):	19.19	20.54	20.76
Moisture Loss (g):	2.24	2.30	2.47
Tare (g):	12.18	13.53	13.52
Dry Soil (g):	7.01	7.01	7.24
Moisture Content, w (%):	31.95	32.81	34.12
One-Point LL:	32	32	

Results

Liquid Limit, LL:	32
Plastic Limit, PL:	13
Plasticity Index, PI:	19





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 20-22 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - tn sandy gravel
As-received water content(%):	4.7	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

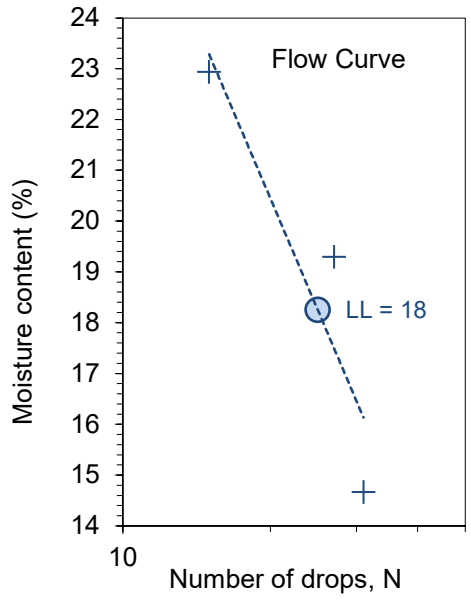
Determination No:	1	2
Wet Soil + Tare (g):	21.25	20.66
Dry Soil + Tare (g):	20.28	19.73
Moisture Loss (g):	0.97	0.93
Tare (g):	13.54	13.07
Dry Soil (g):	6.74	6.66
Moisture Content, w (%):	14.39	13.96

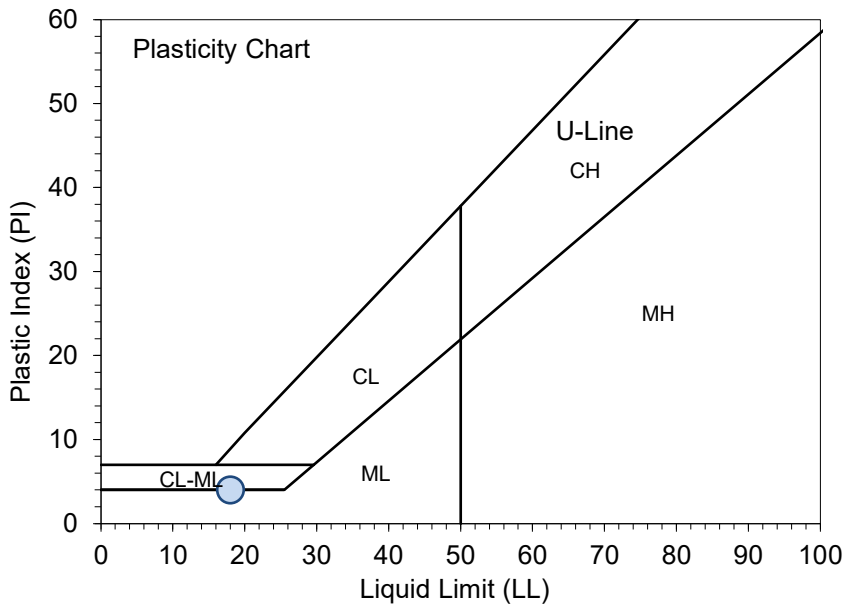
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	27	15
Wet Soil + Tare (g):	21.30	25.01	21.22
Dry Soil + Tare (g):	20.27	23.18	19.66
Moisture Loss (g):	1.03	1.83	1.56
Tare (g):	13.25	13.70	12.86
Dry Soil (g):	7.02	9.48	6.80
Moisture Content, w (%):	14.67	19.30	22.94
One-Point LL:		19	

Results

Liquid Limit, LL:	18
Plastic Limit, PL:	14
Plasticity Index, PI:	4





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 32.5-35 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	14.9	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

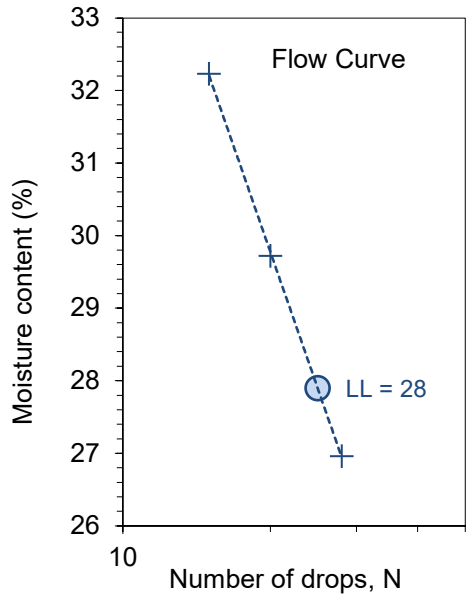
Determination No:	1	2
Wet Soil + Tare (g):	21.35	21.41
Dry Soil + Tare (g):	20.35	20.41
Moisture Loss (g):	1.00	1.00
Tare (g):	13.56	13.61
Dry Soil (g):	6.79	6.80
Moisture Content, w (%):	14.73	14.71

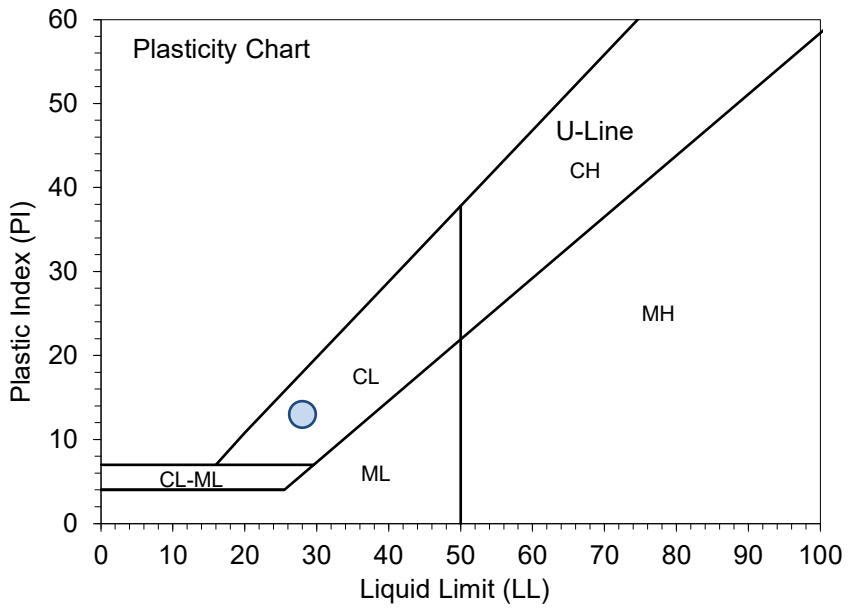
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	28	20	15
Wet Soil + Tare (g):	22.54	23.04	22.69
Dry Soil + Tare (g):	20.62	20.87	20.44
Moisture Loss (g):	1.92	2.17	2.25
Tare (g):	13.50	13.57	13.46
Dry Soil (g):	7.12	7.30	6.98
Moisture Content, w (%):	26.97	29.73	32.23
One-Point LL:	27	29	

Results

Liquid Limit, LL:	28
Plastic Limit, PL:	15
Plasticity Index, PI:	13





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 5-6 ft

Tested by: CRC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn gravelly clay
As-received water content(%):	14.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

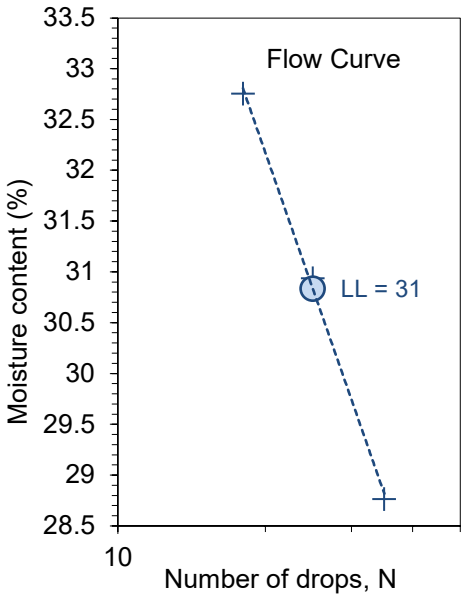
Determination No:	1	2
Wet Soil + Tare (g):	20.40	20.47
Dry Soil + Tare (g):	19.27	19.28
Moisture Loss (g):	1.13	1.19
Tare (g):	13.53	13.34
Dry Soil (g):	5.74	5.94
Moisture Content, w (%):	19.69	20.03

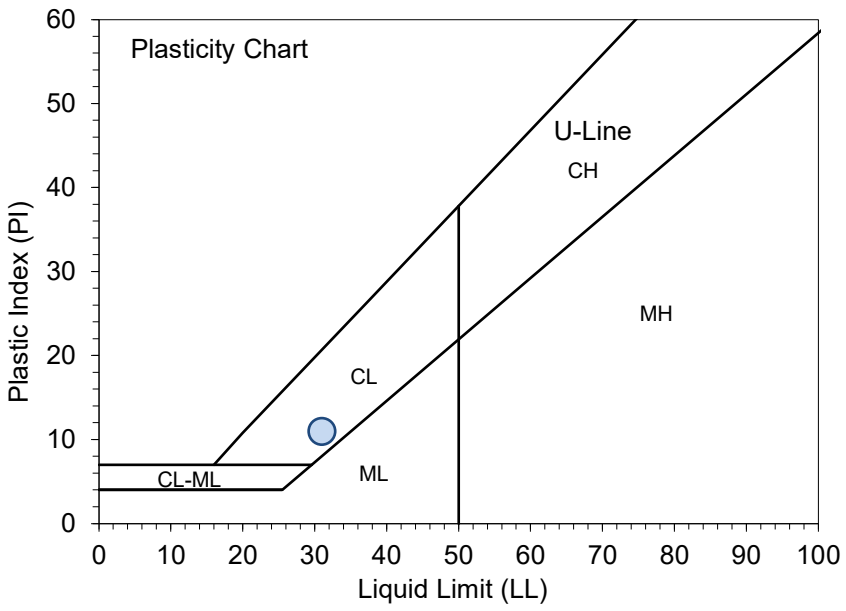
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	25	18
Wet Soil + Tare (g):	25.76	24.30	24.08
Dry Soil + Tare (g):	23.03	21.80	21.24
Moisture Loss (g):	2.73	2.50	2.84
Tare (g):	13.54	13.72	12.57
Dry Soil (g):	9.49	8.08	8.67
Moisture Content, w (%):	28.77	30.94	32.76
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	20
Plasticity Index, PI:	11





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

Tested by: CML Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	22.7	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

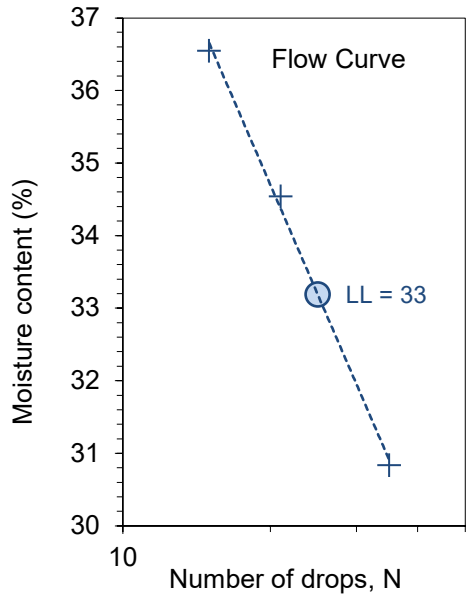
Determination No:	1	2
Wet Soil + Tare (g):	20.85	21.39
Dry Soil + Tare (g):	19.67	20.21
Moisture Loss (g):	1.18	1.18
Tare (g):	13.08	13.63
Dry Soil (g):	6.59	6.58
Moisture Content, w (%):	17.91	17.93

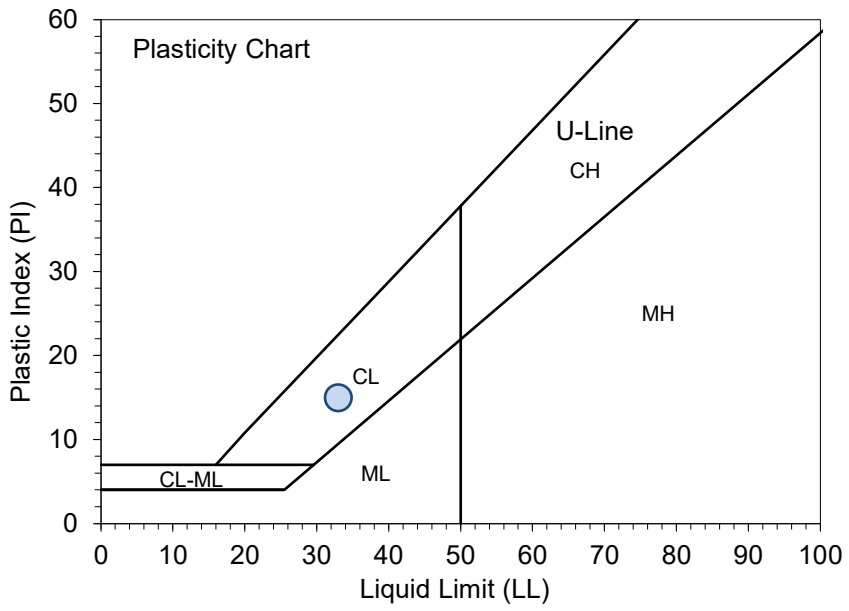
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	21	15
Wet Soil + Tare (g):	20.71	23.47	23.24
Dry Soil + Tare (g):	19.02	20.90	20.59
Moisture Loss (g):	1.69	2.57	2.65
Tare (g):	13.54	13.46	13.34
Dry Soil (g):	5.48	7.44	7.25
Moisture Content, w (%):	30.84	34.54	36.55
One-Point LL:		34	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	18
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 17.5-18 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn sandy clay
As-received water content(%):	12.6	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

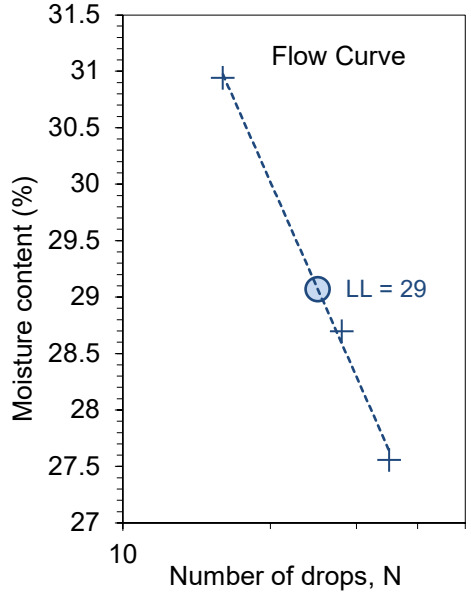
Determination No:	1	2
Wet Soil + Tare (g):	20.56	20.74
Dry Soil + Tare (g):	19.56	19.71
Moisture Loss (g):	1.00	1.03
Tare (g):	12.92	12.99
Dry Soil (g):	6.64	6.72
Moisture Content, w (%):	15.06	15.33

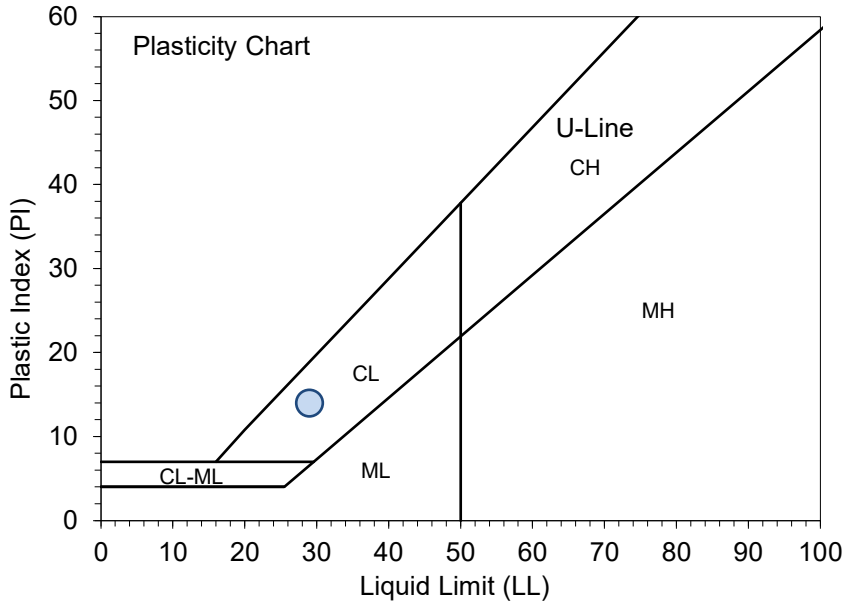
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	28	16
Wet Soil + Tare (g):	20.20	19.91	24.55
Dry Soil + Tare (g):	18.72	18.30	21.96
Moisture Loss (g):	1.48	1.61	2.59
Tare (g):	13.35	12.69	13.59
Dry Soil (g):	5.37	5.61	8.37
Moisture Content, w (%):	27.56	28.70	30.94
One-Point LL:		29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-08

No: 23072 (23-1725) **Depth:** 10-12 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	tn - bn sandy gravel
As-received water content(%):	2.2	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid Limit:	Could not be determined (N.P.)

Plastic Limit

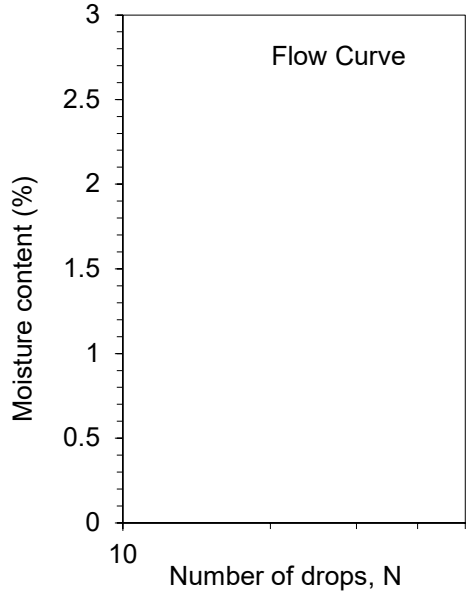
Determination No:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	

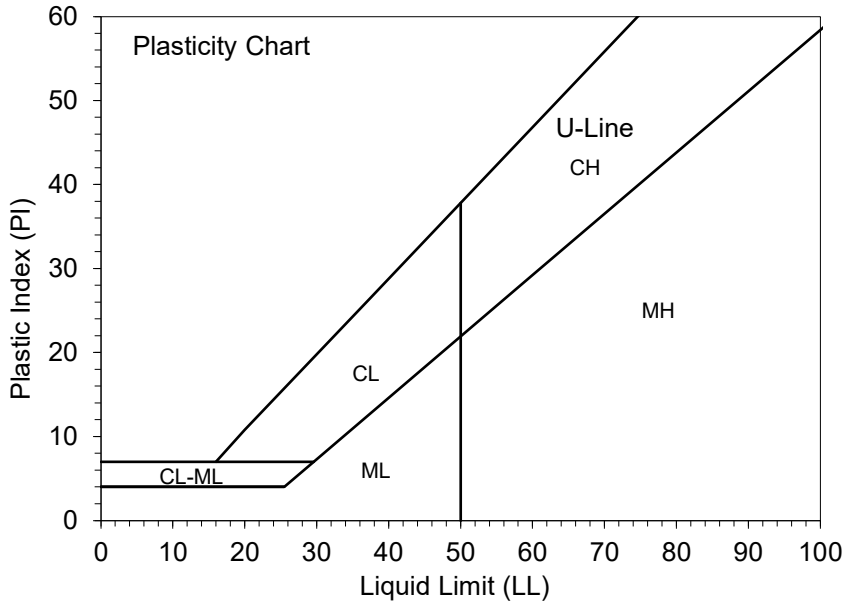
Liquid Limit

Determination No:	
Number of Drops, N:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	
One-Point LL:	

Results

Liquid Limit, LL:	Nonplastic (N.P.)
Plastic Limit, PL:	Nonplastic (N.P.)
Plasticity Index, PI:	Nonplastic (N.P.)





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-08

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn sandy clay
As-received water content(%):	10.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

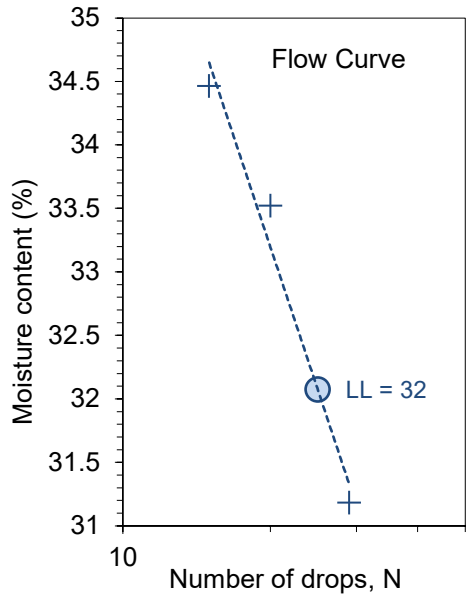
Determination No:	1	2
Wet Soil + Tare (g):	21.19	20.93
Dry Soil + Tare (g):	20.19	19.95
Moisture Loss (g):	1.00	0.98
Tare (g):	13.51	13.39
Dry Soil (g):	6.68	6.56
Moisture Content, w (%):	14.97	14.94

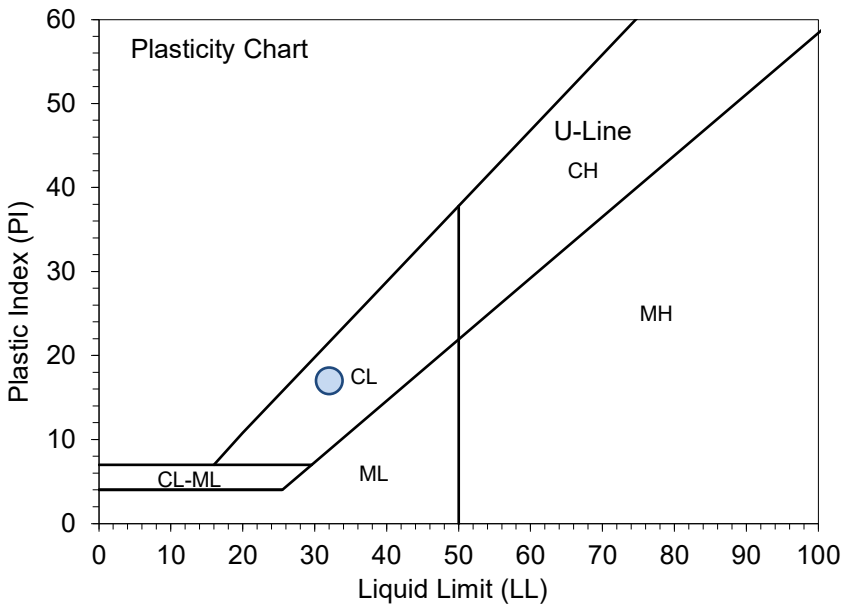
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	22.53	22.75	25.44
Dry Soil + Tare (g):	20.40	20.39	22.40
Moisture Loss (g):	2.13	2.36	3.04
Tare (g):	13.57	13.35	13.58
Dry Soil (g):	6.83	7.04	8.82
Moisture Content, w (%):	31.19	33.52	34.47
One-Point LL:	32	33	

Results

Liquid Limit, LL:	32
Plastic Limit, PL:	15
Plasticity Index, PI:	17





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-09

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	dk yl bn - bn sandy gravel
As-received water content(%):	7.0	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

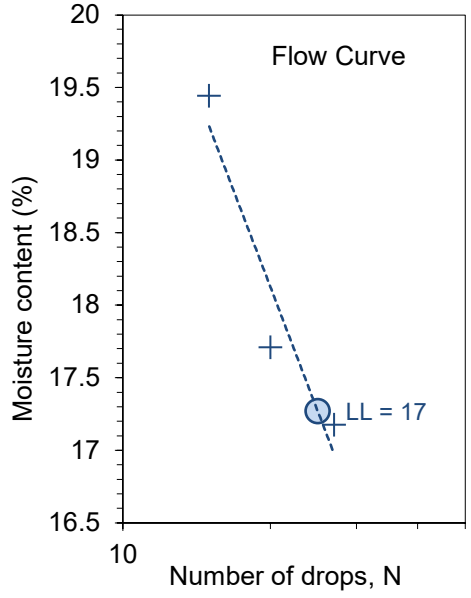
Determination No:	1	2
Wet Soil + Tare (g):	21.04	21.18
Dry Soil + Tare (g):	20.03	20.11
Moisture Loss (g):	1.01	1.07
Tare (g):	13.42	13.46
Dry Soil (g):	6.61	6.65
Moisture Content, w (%):	15.28	16.09

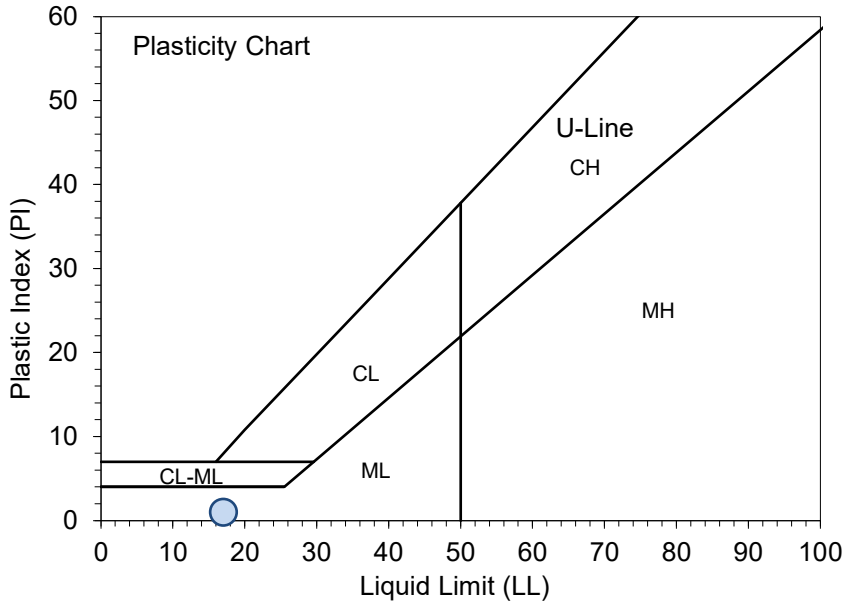
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	27	20	15
Wet Soil + Tare (g):	25.12	24.21	25.51
Dry Soil + Tare (g):	23.33	22.46	23.55
Moisture Loss (g):	1.79	1.75	1.96
Tare (g):	12.91	12.58	13.47
Dry Soil (g):	10.42	9.88	10.08
Moisture Content, w (%):	17.18	17.71	19.44
One-Point LL:	17	17	

Results

Liquid Limit, LL:	17
Plastic Limit, PL:	16
Plasticity Index, PI:	1





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-09

No: 23072 (23-1725) **Depth:** 15-17 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	dk yl bn - bn sandy gravel
As-received water content(%):	5.7	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid Limit:	Could not be determined (N.P.)

Plastic Limit

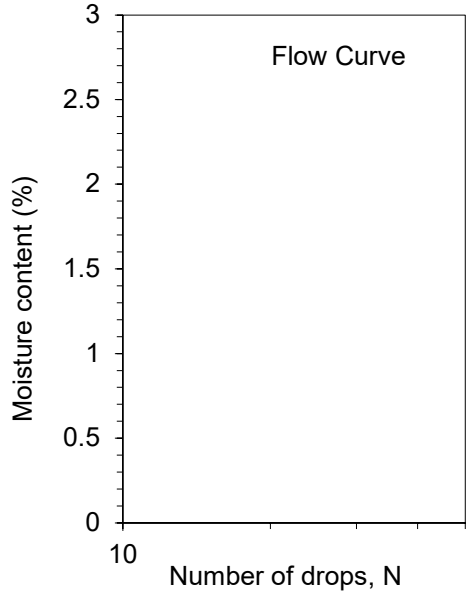
Determination No:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	

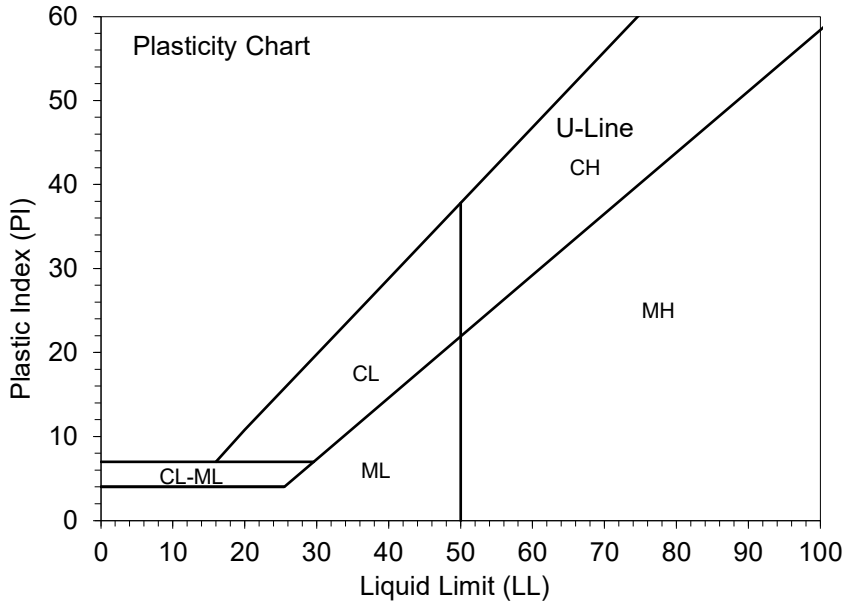
Liquid Limit

Determination No:	
Number of Drops, N:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	
One-Point LL:	

Results

Liquid Limit, LL:	Nonplastic (N.P.)
Plastic Limit, PL:	Nonplastic (N.P.)
Plasticity Index, PI:	Nonplastic (N.P.)





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

Tested by: CML Date: 15-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	It bn - bn silt
As-received water content(%):	17.5	Approximate maximum particle size:	No. 20
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid Limit:	Could not be determined (N.P.)

Plastic Limit

Determination No:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	

Liquid Limit

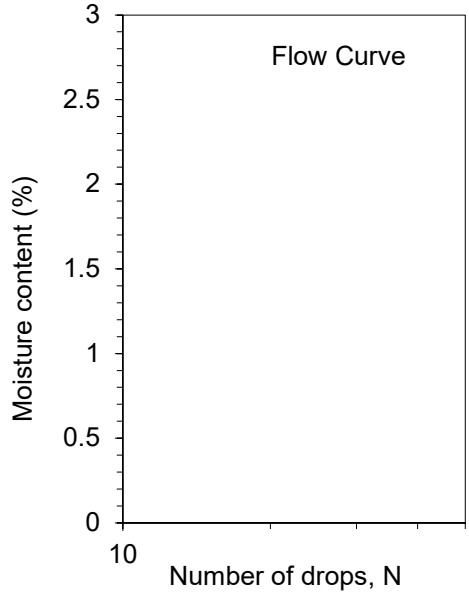
Determination No:	
Number of Drops, N:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	
One-Point LL:	

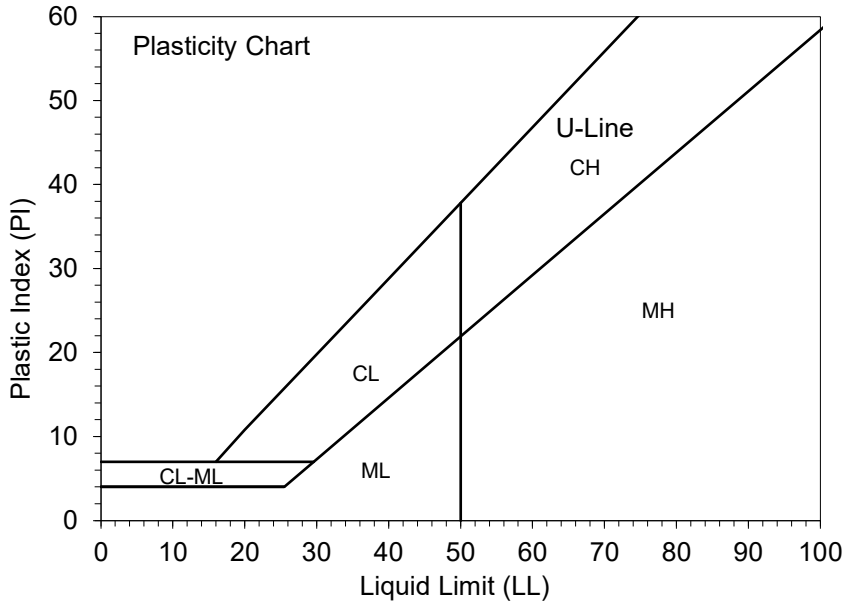
Results

Liquid Limit, LL: Nonplastic (N.P.)

Plastic Limit, PL: Nonplastic (N.P.)

Plasticity Index, PI: Nonplastic (N.P.)





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Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 8.5-11 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: ol bn - dk ol bn silt

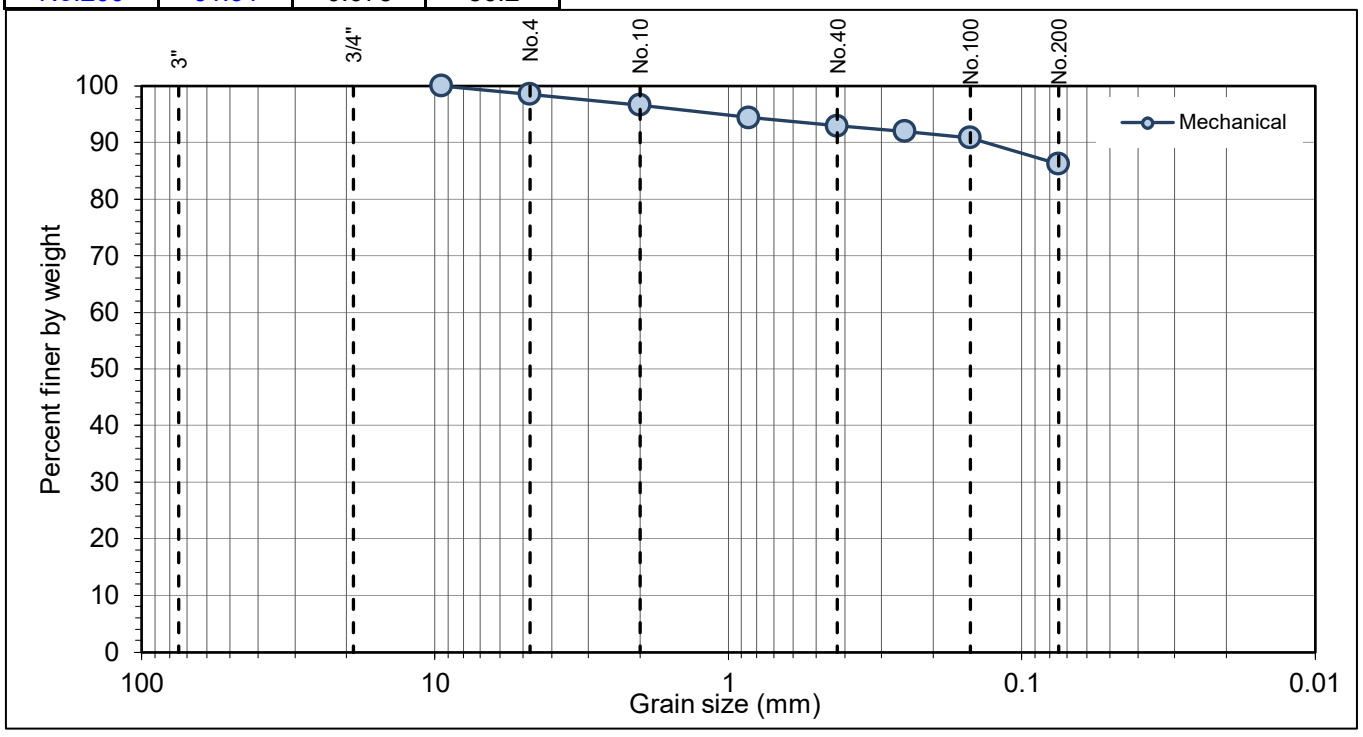
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	510.72	449.30
	-	
	510.72	449.30
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	706.71
Dry soil + tare (g):	-	645.29
Tare (g):	-	195.99
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	6.47	4.75	98.6
No.10	15.15	2	96.6
No.20	25.05	0.85	94.4
No.40	31.63	0.425	93.0
No.60	36.08	0.25	92.0
No.100	41.22	0.15	90.8
No.200	61.91	0.075	86.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn gravel

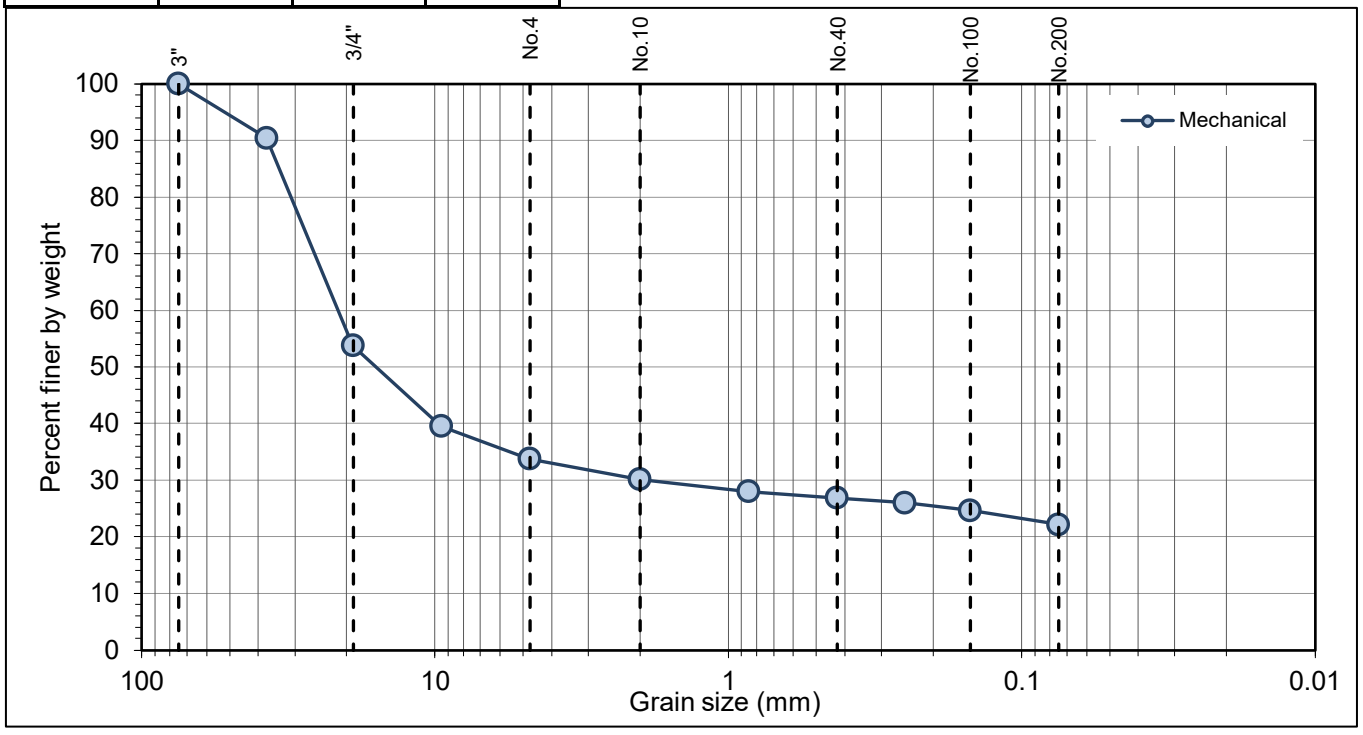
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1688.72	1601.18
	-	
	1688.72	1601.18
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1702.45
Dry soil + tare (g):	-	1614.91
Tare (g):	-	13.73
Moisture content (%):	0.0	5.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	153.23	37.5	90.4
3/4"	740.77	19	53.7
3/8"	969.00	9.5	39.5
No.4	1060.67	4.75	33.8
No.10	1119.28	2	30.1
No.20	1153.68	0.85	27.9
No.40	1171.53	0.425	26.8
No.60	1184.79	0.25	26.0
No.100	1206.93	0.15	24.6
No.200	1246.16	0.075	22.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 35-37 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: tn - bn sandy gravel

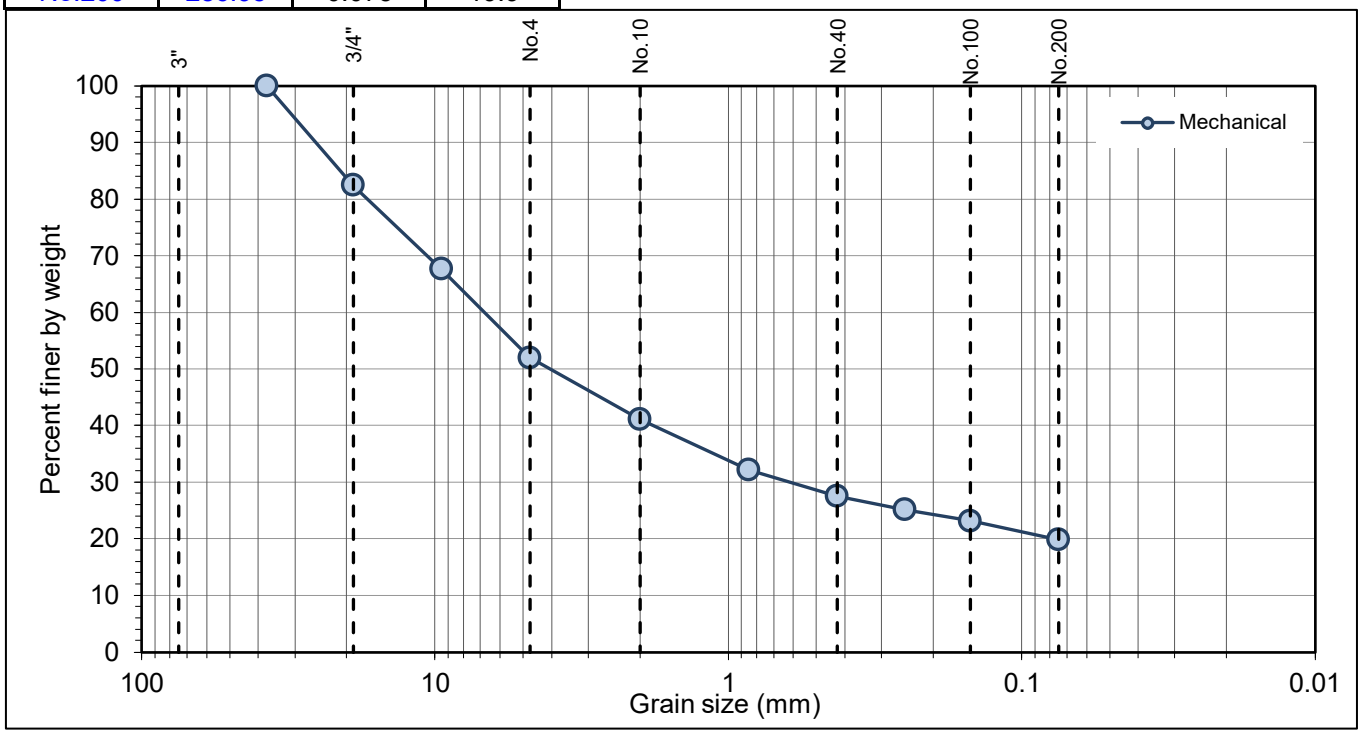
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	364.51	358.20
	-	-
	364.51	358.20
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	480.97
Dry soil + tare (g):	-	474.66
Tare (g):	-	116.46
Moisture content (%):	0.0	1.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	62.67	19	82.5
3/8"	115.82	9.5	67.7
No.4	171.91	4.75	52.0
No.10	211.10	2	41.1
No.20	243.11	0.85	32.1
No.40	259.58	0.425	27.5
No.60	268.13	0.25	25.1
No.100	275.21	0.15	23.2
No.200	286.95	0.075	19.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 3.5-5 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: bn - dk bn sandy clay

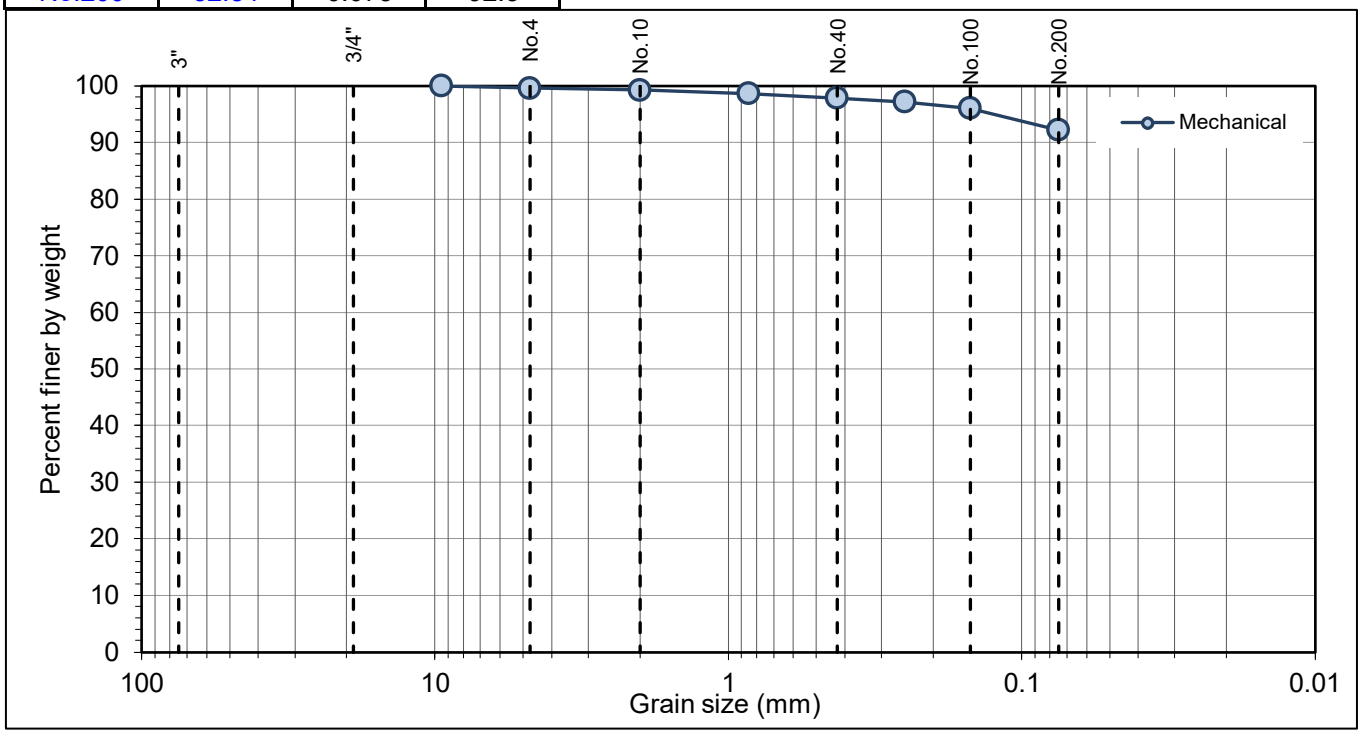
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	538.58	424.78
	-	
	538.58	424.78
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	733.41
Dry soil + tare (g):	-	619.61
Tare (g):	-	194.83
Moisture content (%):	0.0	26.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	1.68	4.75	99.6
No.10	3.01	2	99.3
No.20	5.85	0.85	98.6
No.40	9.10	0.425	97.9
No.60	11.87	0.25	97.2
No.100	16.77	0.15	96.1
No.200	32.84	0.075	92.3



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: bn - tn clayey gravel

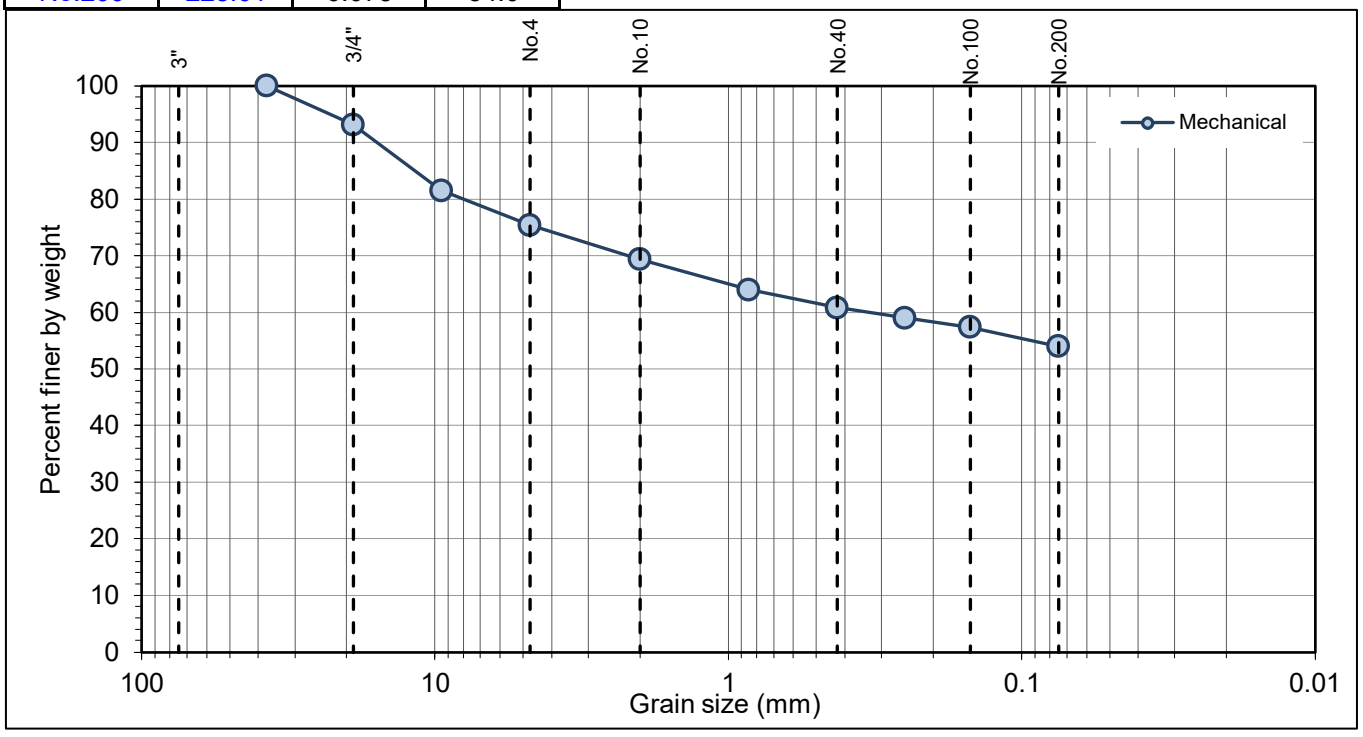
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	543.14	495.64
	-	
	543.14	495.64
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	740.83
Dry soil + tare (g):	-	693.33
Tare (g):	-	197.69
Moisture content (%):	0.0	9.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	33.86	19	93.2
3/8"	91.52	9.5	81.5
No.4	121.77	4.75	75.4
No.10	151.95	2	69.3
No.20	178.46	0.85	64.0
No.40	194.30	0.425	60.8
No.60	203.22	0.25	59.0
No.100	211.25	0.15	57.4
No.200	228.01	0.075	54.0



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 20-22 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: bn - tn sandy gravel

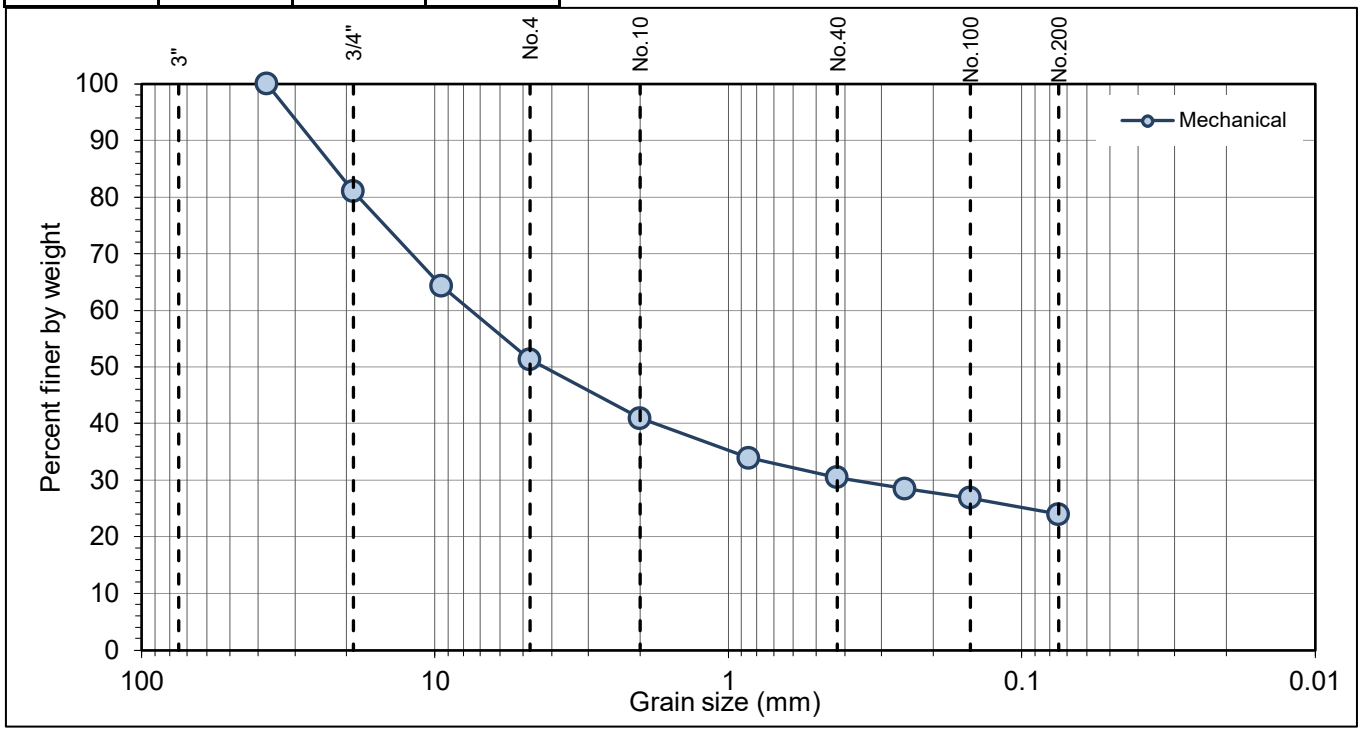
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	431.81	412.46
	-	
	431.81	412.46
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	549.20
Dry soil + tare (g):	-	529.85
Tare (g):	-	117.39
Moisture content (%):	0.0	4.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	78.09	19	81.1
3/8"	147.07	9.5	64.3
No.4	200.86	4.75	51.3
No.10	243.73	2	40.9
No.20	272.66	0.85	33.9
No.40	286.85	0.425	30.5
No.60	295.11	0.25	28.5
No.100	301.79	0.15	26.8
No.200	313.55	0.075	24.0



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 32.5-35 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn clay

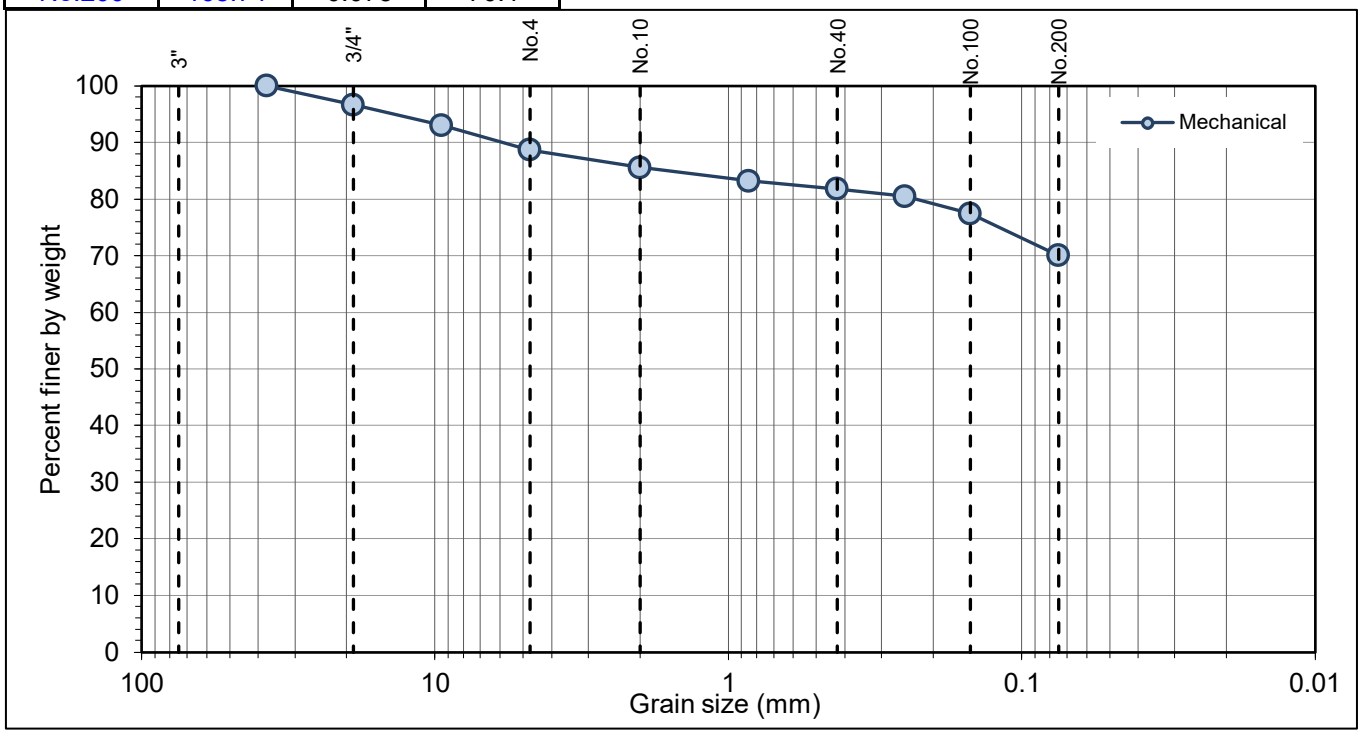
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	647.50	563.64
	-	-
	647.50	563.64
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	764.63
Dry soil + tare (g):	-	680.77
Tare (g):	-	117.13
Moisture content (%):	0.0	14.9

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	18.66	19	96.7
3/8"	39.17	9.5	93.1
No.4	63.61	4.75	88.7
No.10	81.28	2	85.6
No.20	94.55	0.85	83.2
No.40	102.61	0.425	81.8
No.60	109.80	0.25	80.5
No.100	126.97	0.15	77.5
No.200	168.74	0.075	70.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 5-6 ft

Date: 14-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn gravelly clay

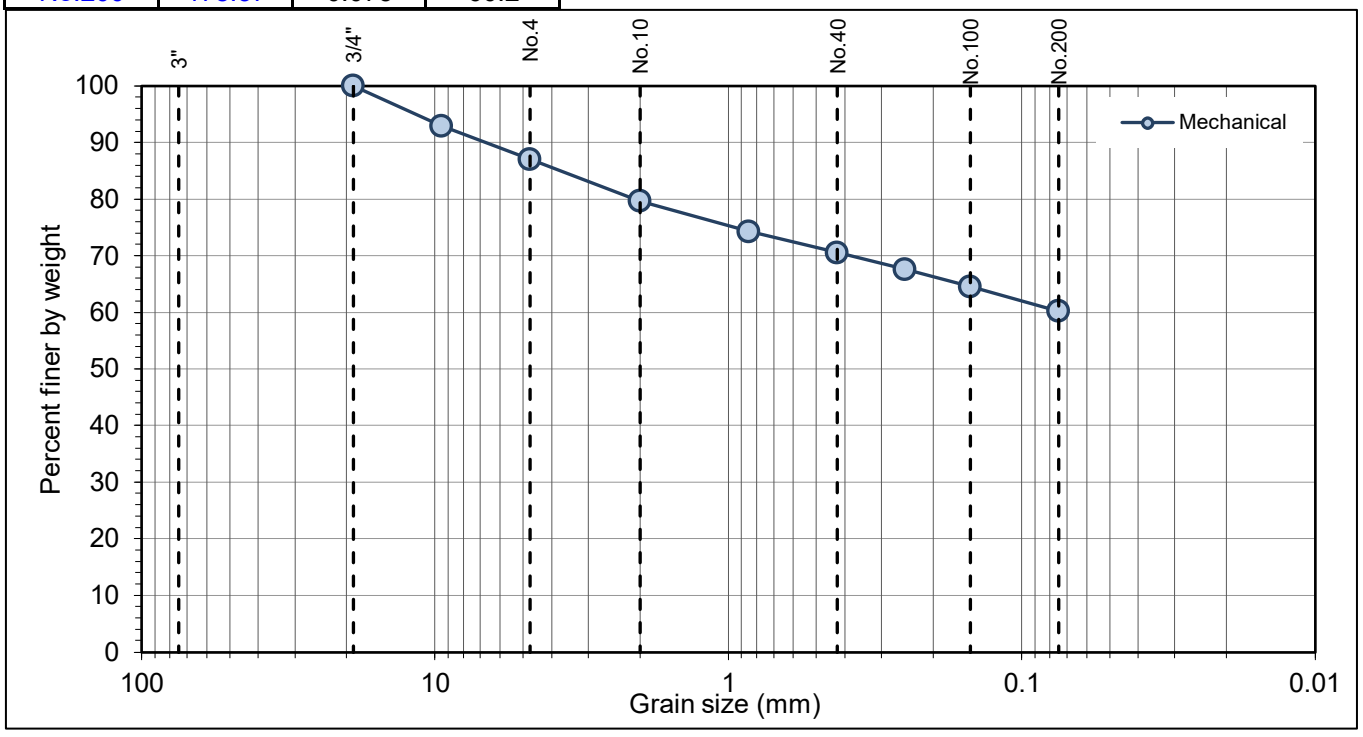
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	511.34	448.17
	-	
	511.34	448.17
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	708.54
Dry soil + tare (g):	-	645.37
Tare (g):	-	197.20
Moisture content (%):	0.0	14.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	31.59	9.5	93.0
No.4	57.98	4.75	87.1
No.10	91.18	2	79.7
No.20	115.33	0.85	74.3
No.40	131.89	0.425	70.6
No.60	145.17	0.25	67.6
No.100	158.80	0.15	64.6
No.200	178.37	0.075	60.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

Date: 10-Nov-23 Location: -

Tested by: JCC Lab soil description: lt bn - bn silt

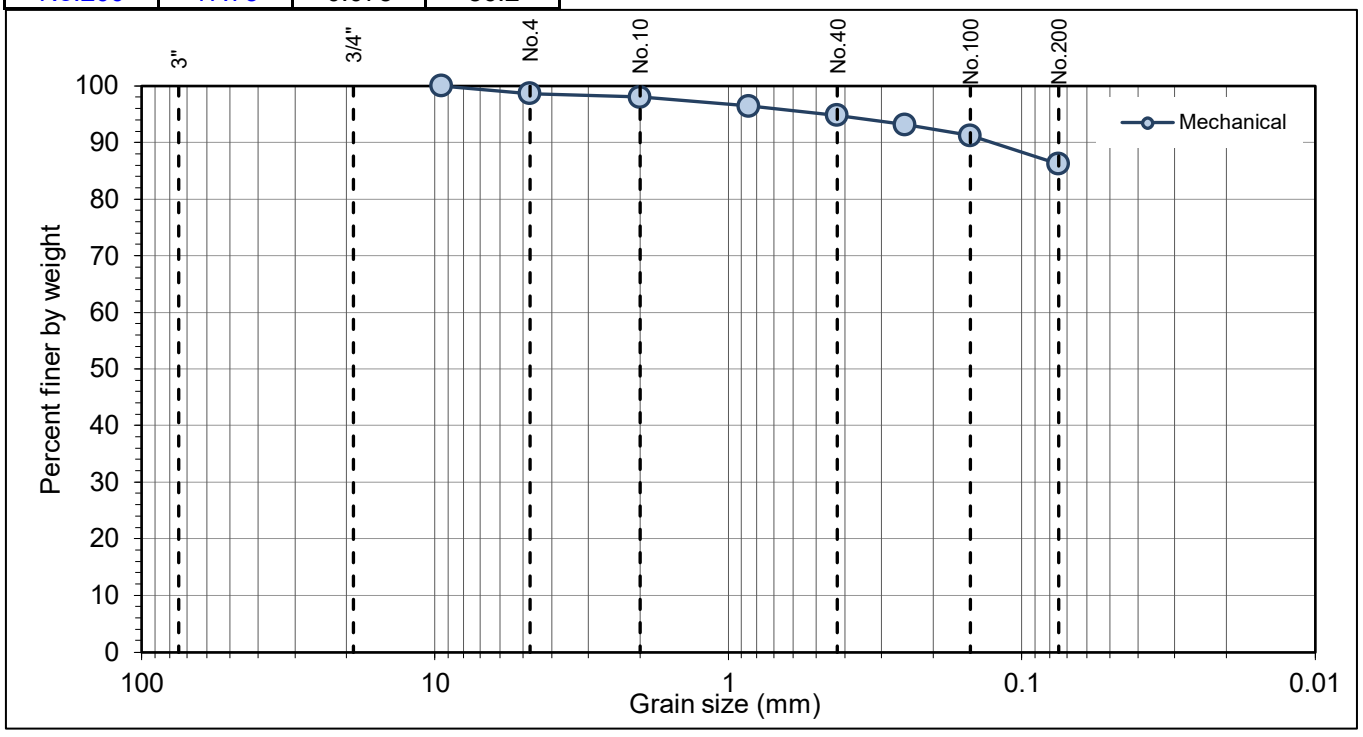
Reduced by: AT Comments:

Reviewed by: JC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	160.04	128.80
	-	
	160.04	128.80
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	355.80
Dry soil + tare (g):	-	324.56
Tare (g):	-	195.76
Moisture content (%):	0.0	24.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	1.73	4.75	98.7
No.10	2.57	2	98.0
No.20	4.60	0.85	96.4
No.40	6.72	0.425	94.8
No.60	8.78	0.25	93.2
No.100	11.27	0.15	91.3
No.200	17.73	0.075	86.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 17.5-18 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn sandy clay

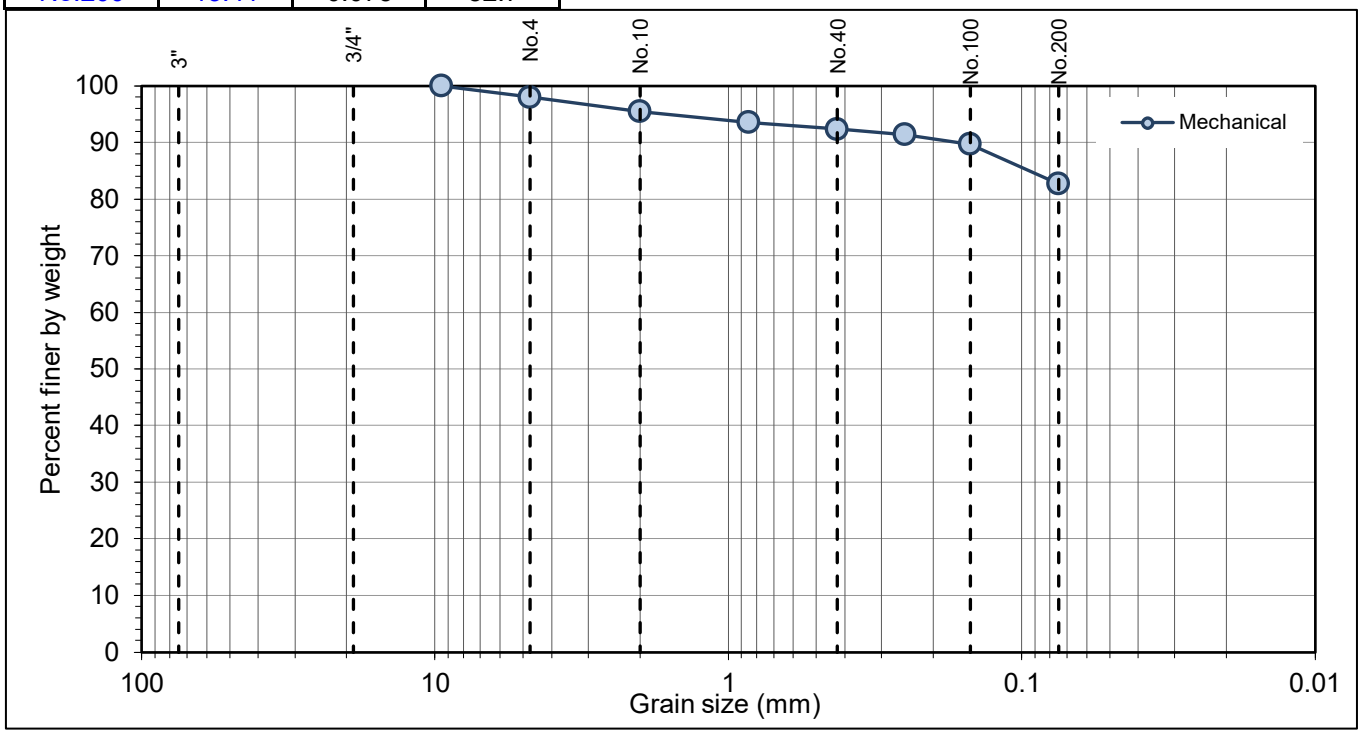
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	87.25	77.51
		-
	87.25	77.51
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	282.48
Dry soil + tare (g):	-	272.74
Tare (g):	-	195.23
Moisture content (%):	0.0	12.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	1.51	4.75	98.1
No.10	3.48	2	95.5
No.20	5.00	0.85	93.5
No.40	5.93	0.425	92.3
No.60	6.64	0.25	91.4
No.100	7.95	0.15	89.7
No.200	13.41	0.075	82.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-08

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: tn - bn sandy gravel

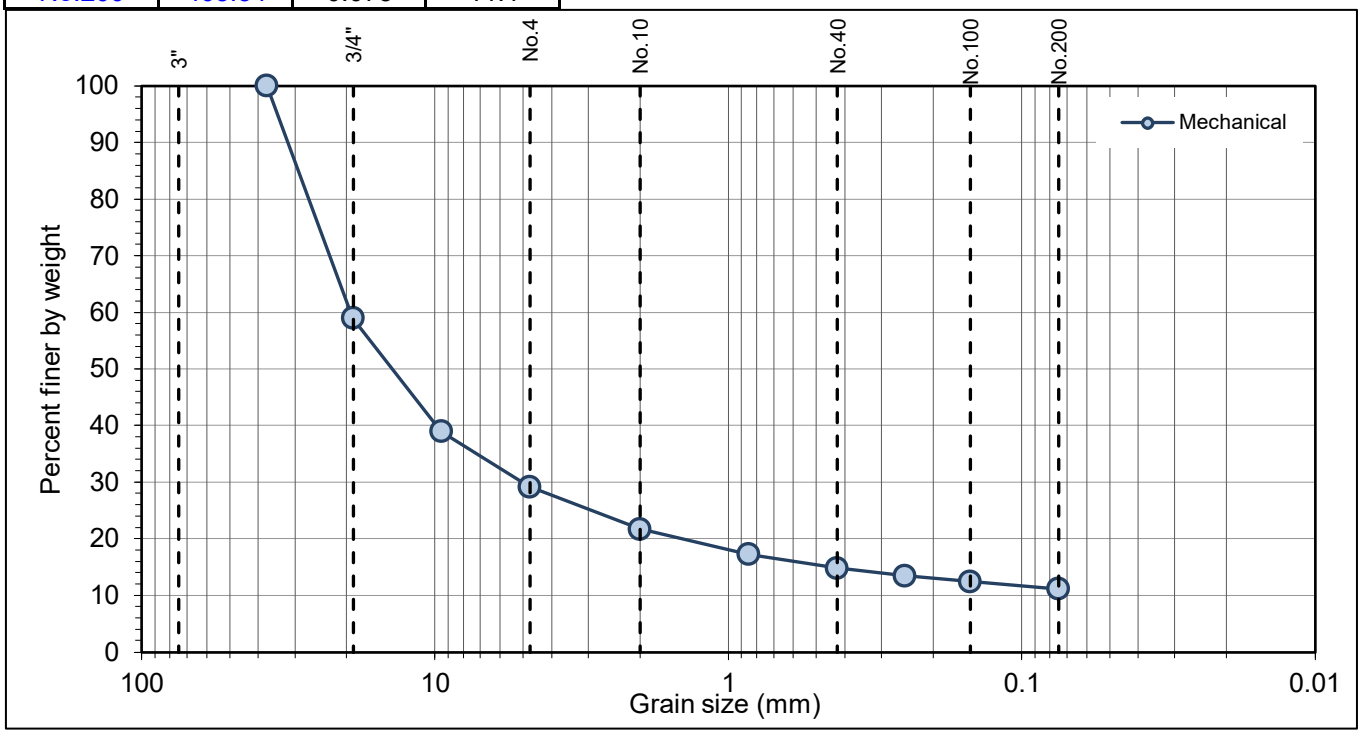
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	466.15	455.99
	-	
	466.15	455.99
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	584.18
Dry soil + tare (g):	-	574.02
Tare (g):	-	118.03
Moisture content (%):	0.0	2.2

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	187.26	19	58.9
3/8"	278.45	9.5	38.9
No.4	323.16	4.75	29.1
No.10	357.01	2	21.7
No.20	377.36	0.85	17.2
No.40	388.54	0.425	14.8
No.60	394.67	0.25	13.4
No.100	399.46	0.15	12.4
No.200	405.34	0.075	11.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-08

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn sandy clay

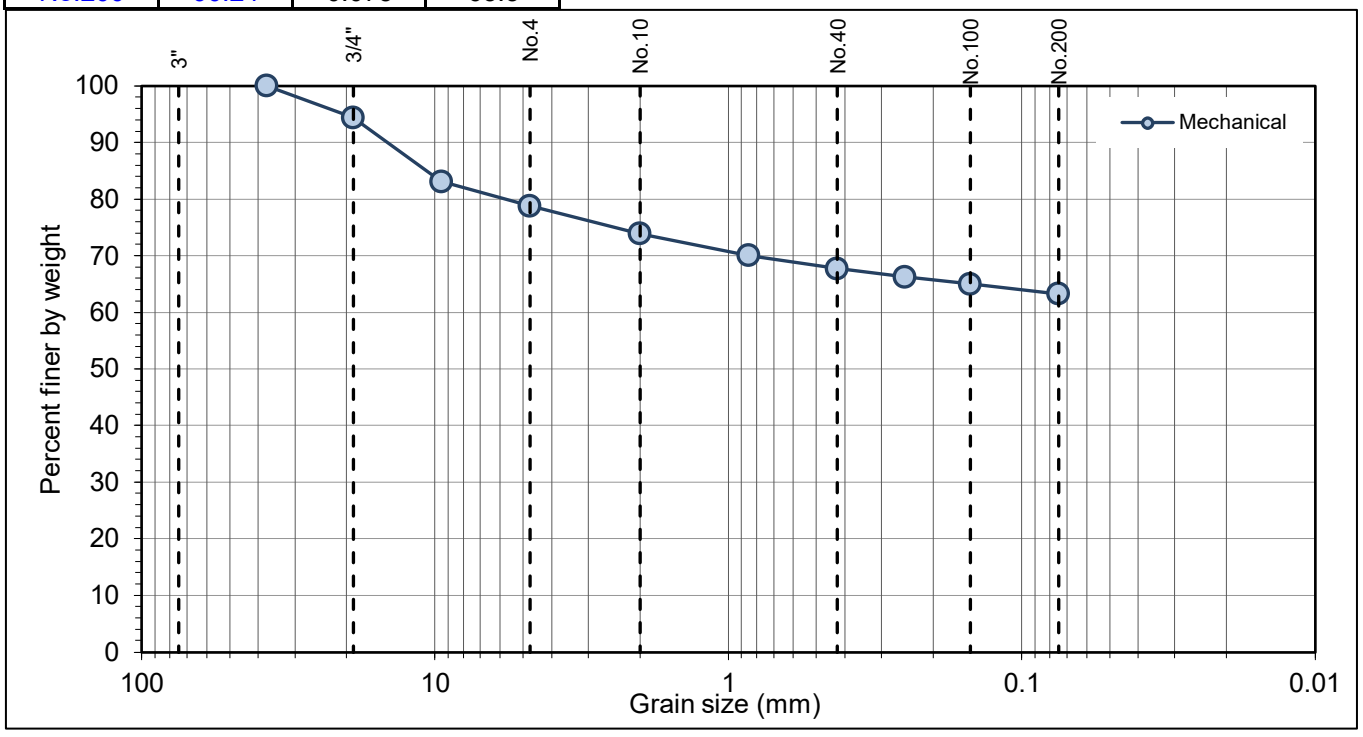
Reduced by: AT Comments:

Reviewed by: WMC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	270.30	245.71
	-	
	270.30	245.71
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	467.72
Dry soil + tare (g):	-	443.13
Tare (g):	-	197.42
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	13.71	19	94.4
3/8"	41.47	9.5	83.1
No.4	52.05	4.75	78.8
No.10	64.21	2	73.9
No.20	73.62	0.85	70.0
No.40	79.28	0.425	67.7
No.60	82.99	0.25	66.2
No.100	85.98	0.15	65.0
No.200	90.24	0.075	63.3



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-09

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: dk yl bn - dk bn sandy gravel

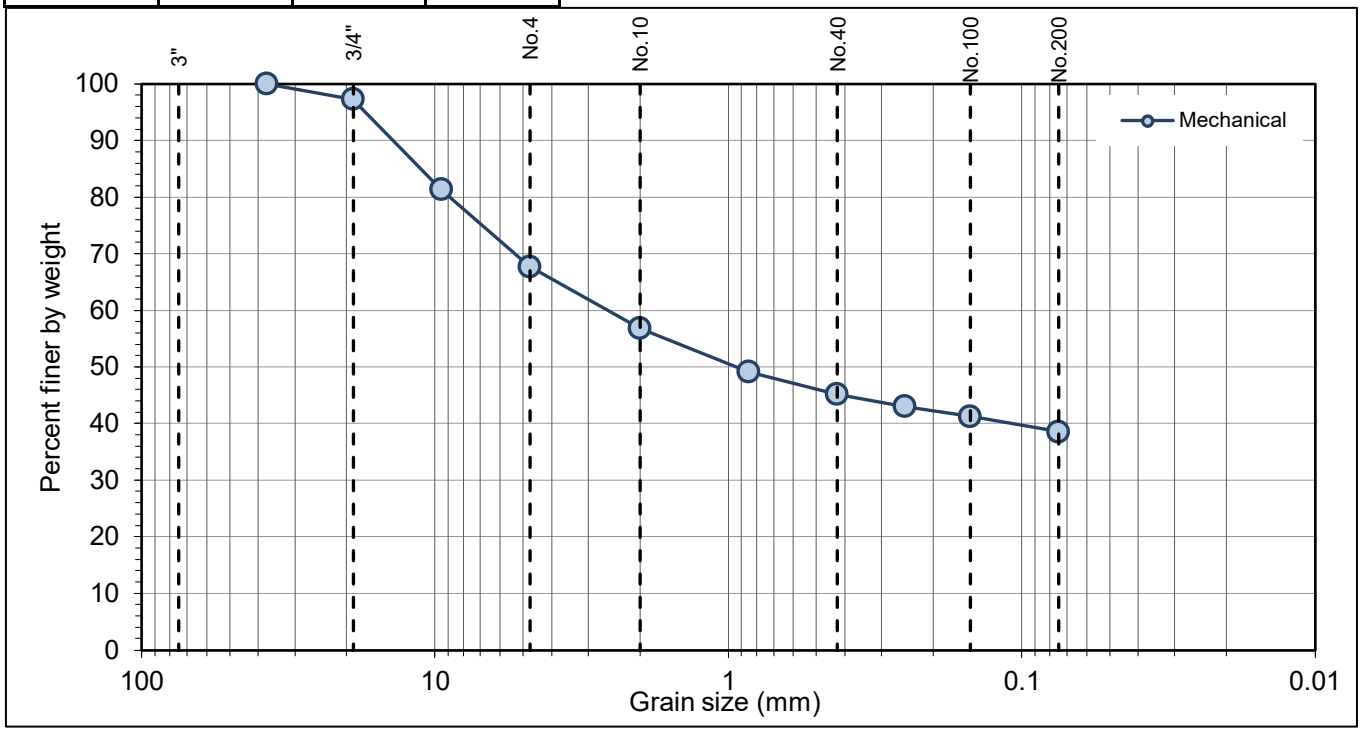
Reduced by: AT Comments:

Reviewed by: WMC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	526.82	492.40
	-	
	526.82	492.40
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	644.83
Dry soil + tare (g):	-	610.41
Tare (g):	-	118.01
Moisture content (%):	0.0	7.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	13.31	19	97.3
3/8"	91.93	9.5	81.3
No.4	158.81	4.75	67.7
No.10	212.76	2	56.8
No.20	250.58	0.85	49.1
No.40	269.94	0.425	45.2
No.60	280.51	0.25	43.0
No.100	289.27	0.15	41.3
No.200	302.48	0.075	38.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-09

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: dk yl bn - bn sandy gravel

Reduced by: AT Comments:

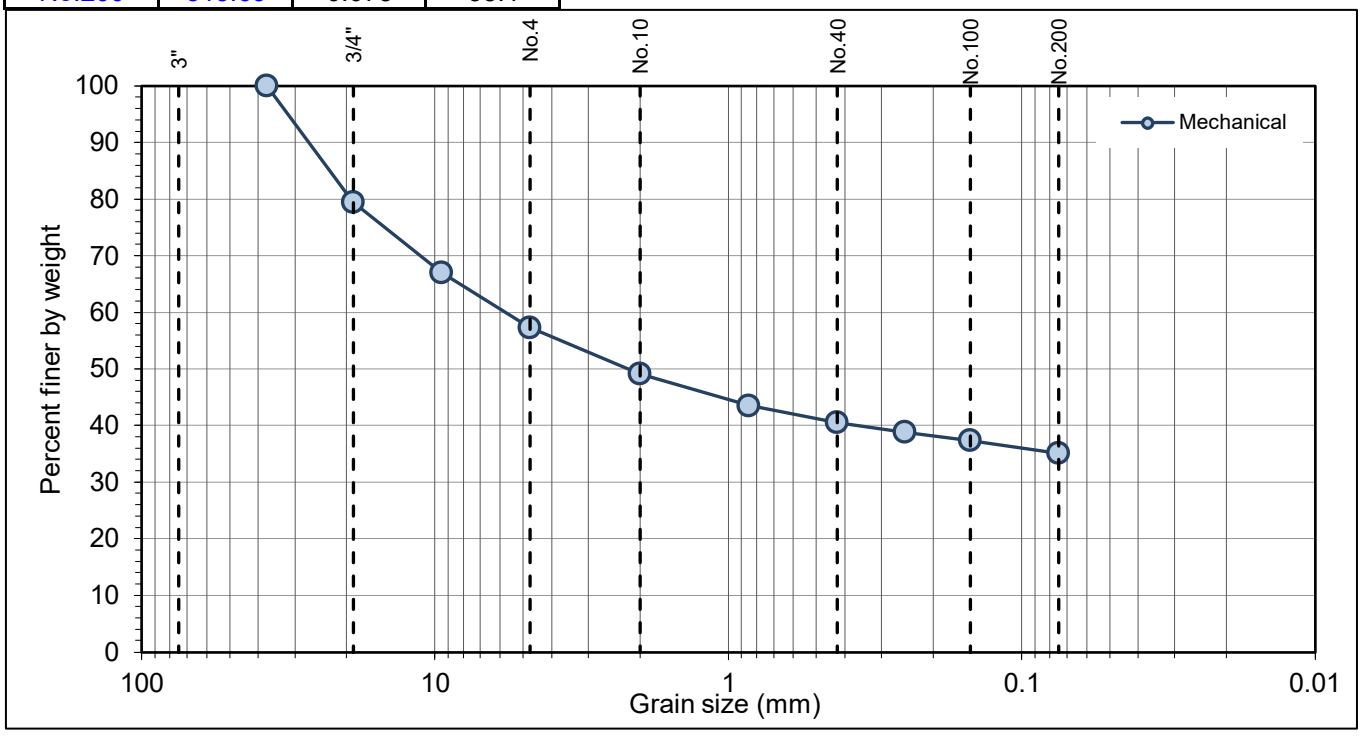
Reviewed by: WMC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	514.46	486.37
	-	
	514.46	486.37
Split fraction:	1.000	

Moisture data

Moist soil + tare (g):	-	632.70
Dry soil + tare (g):	-	604.61
Tare (g):	-	118.24
Moisture content (%):	0.0	5.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	99.92	19	79.5
3/8"	160.29	9.5	67.0
No.4	207.63	4.75	57.3
No.10	247.50	2	49.1
No.20	274.59	0.85	43.5
No.40	289.20	0.425	40.5
No.60	297.50	0.25	38.8
No.100	304.57	0.15	37.4
No.200	315.69	0.075	35.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

Date: 10-Nov-23 Location: -

Tested by: JCC Lab soil description: lt bn - bn silt

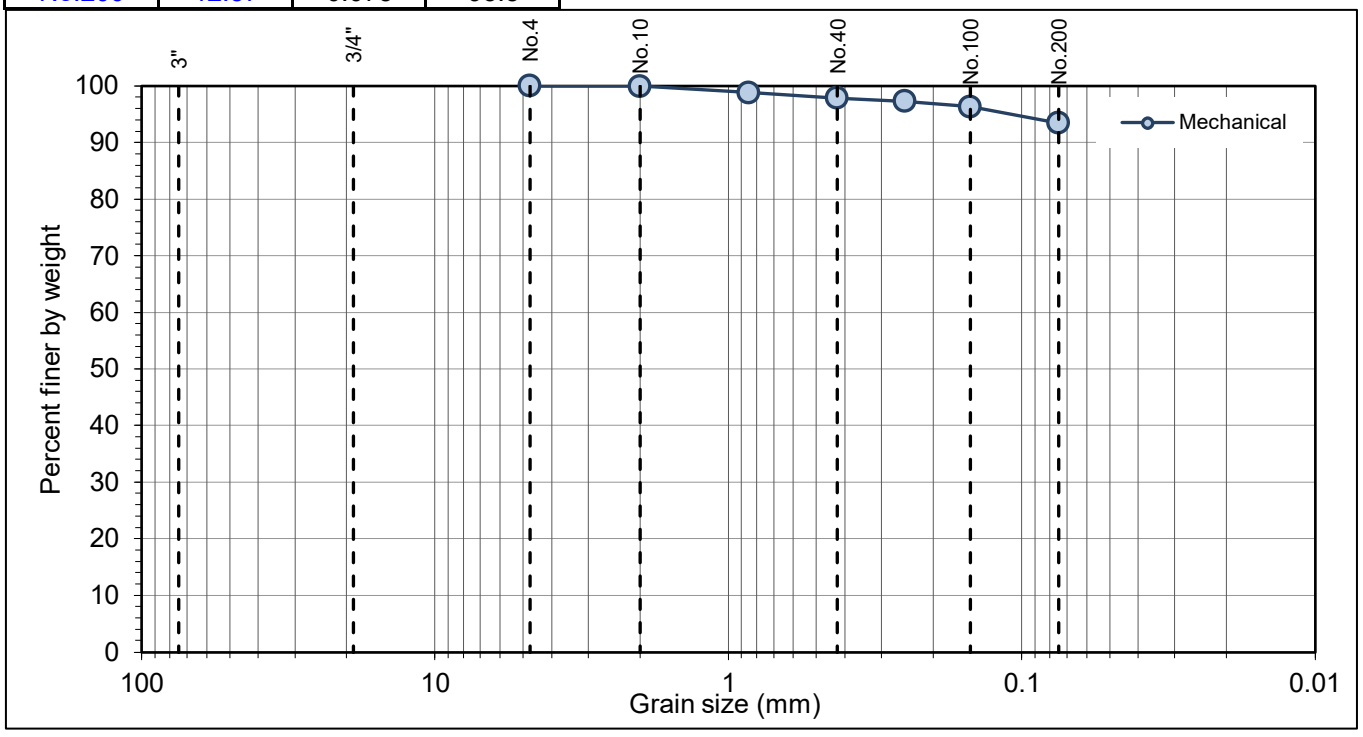
Reduced by: AT Comments:

Reviewed by: JC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	228.50	193.74
	-	
	228.50	193.74
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	374.48
Dry soil + tare (g):	-	339.72
Tare (g):	-	145.98
Moisture content (%):	0.0	17.9

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	-
No.4	-	4.75	100.0
No.10	0.06	2	100.0
No.20	2.24	0.85	98.8
No.40	4.19	0.425	97.8
No.60	5.26	0.25	97.3
No.100	7.14	0.15	96.3
No.200	12.57	0.075	93.5



One-Dimensional Consolidation Properties of Soils

After ASTM D2435 and USBR 5700

GERHART COLE

Project:	**Bear Development Snow King Lot 57**	**TH/TP/Sample:**	**JG-07**
No:	**23072 (23-1725)**	**Depth:**	**5-6 ft**
Location:	-	Laboratory sample description:	lt bn - bn gravelly clay
Date:	14-Nov-23	USCS classification:	not requested
Tested by:	AT	Sample type:	Rel. undisturbed, Shelby Tube
Reduced by:	AT	Inundation stress (psf):	100, beginning
Checked by:	MGS	Swell pressure (psf):	179
Comments:	Gravel up to 3/8" in sample.	Test method:	B
		Preparation procedure:	trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.996	-
	90°	0.992	-
	180°	0.997	-
	270°	0.995	-
Avg Height, Havg (in)		0.995	0.876
Height, H (cm)		2.527	2.225
Dia., D (in)	0°	2.493	-
	90°	2.495	-
Avg Dia., Davg (in)		2.494	2.494
Dia., D (cm)		6.335	6.335
Wt. rings + wet soil (g)		373.57	372.12
Wt. rings (g)		216.72	216.72
Wet soil + tare (g)		708.54	351.80
Dry soil + tare (g)		645.37	331.42
Tare (g)		197.20	196.58
Moisture cont., w (%)		14.1	15.1
Gs, assumed		2.70	2.70
Mass total (g)		156.9	155.4
Mass of solids (g)		137.5	137.5
Volume (cm^3)		79.7	70.1
Vol. of water (cm^3)		19.4	17.9
Vol. of solids (cm^3)		50.9	50.9
Vol. of voids (cm^3)		28.7	19.2
Vol. of air (cm^3)		9.4	1.3
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.615	1.615
Void ratio, e		0.564	0.378
Porosity, n		0.361	0.274
Vol.moisture, T		0.243	0.256
Saturation, S (%)		67	93
Dry density (gm/cm^3)		1.726	1.960
Wet unit wt., gm (pcf)		122.9	140.9
Dry unit wt., gd (pcf)		107.7	122.4

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9950	0.0000	0.5644	0
179	0.0001	0.9949	0.0001	0.5642	120
400	0.0028	0.9922	0.0028	0.5601	156
800	0.0083	0.9867	0.0083	0.5514	240
1,600	0.0169	0.9781	0.0170	0.5379	233
3,200	0.0296	0.9654	0.0298	0.5179	109
6,400	0.0537	0.9413	0.0539	0.4801	144
12,800	0.0805	0.9145	0.0809	0.4378	89
25,600	0.1080	0.8870	0.1085	0.3947	85
51,200	0.1365	0.8585	0.1372	0.3498	106
25,600	0.1339	0.8611	0.1346	0.3539	54
6,400	0.1276	0.8674	0.1283	0.3637	240
1,600	0.1188	0.8762	0.1194	0.3776	631

C'c	Cc
(0.1374-0.0809)/[Log(51200)-Log(12800)]	(0.3498-0.4378)/[Log(51200)-Log(12800)]
0.0565/(4.71-4.1072)	-0.088/(4.71-4.1072)
C'c= 0.098	C'c= -0.108
C'c = Cc/(1+e0)	C'c = Cc/(1+e0)
0.098 = Cc/(1+0.564)	0.108 = Cc/(1+0.564)
Cc = 0.17	Cc = -0.17

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

To be determined by the Geotechnical Engineer

Notes:

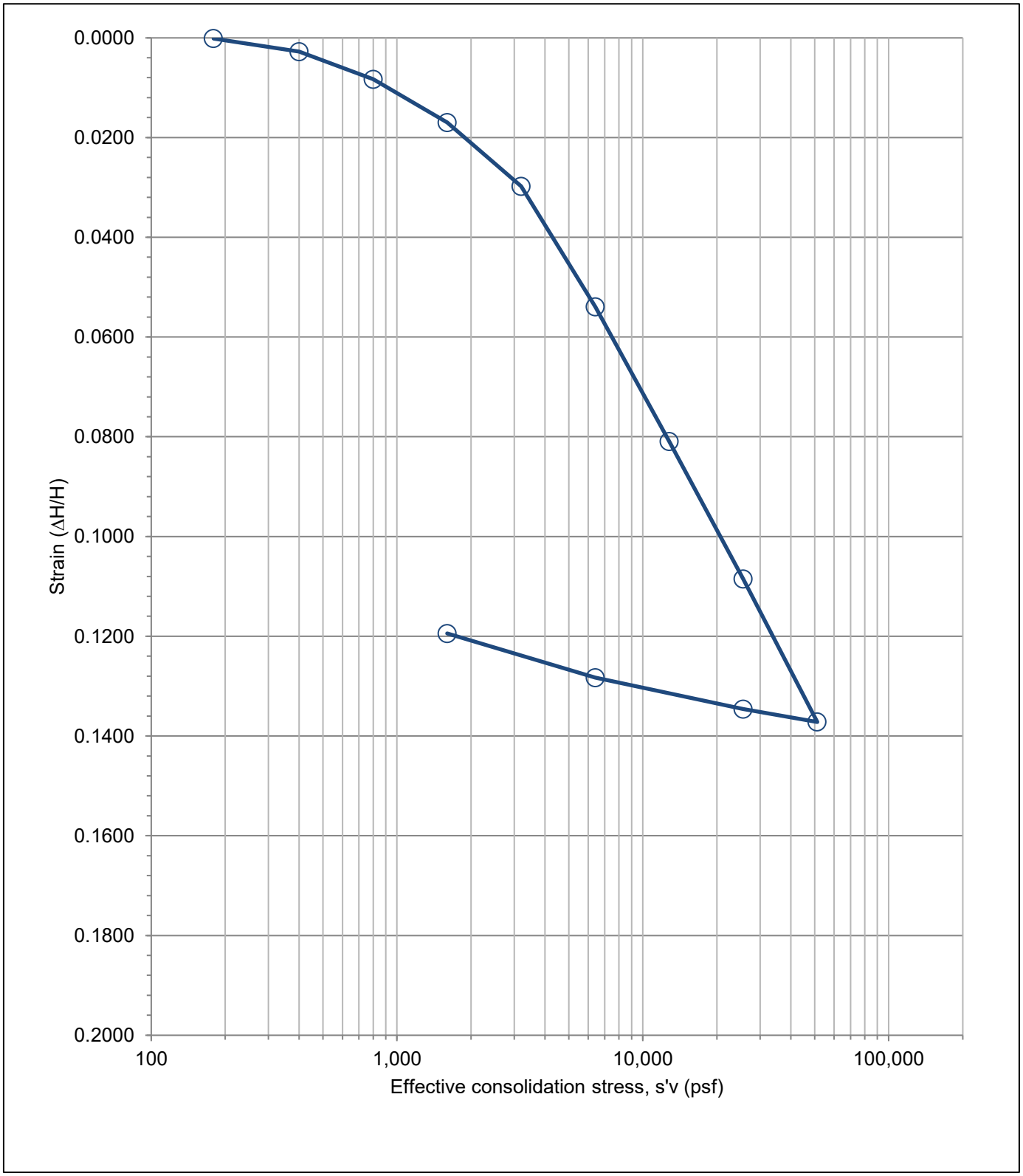
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation

[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07
No: 23072 (23-1725) **Depth:** 5-6 ft



One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 57 | **TH/TP/Sample:** JG-07
No: 23072 (23-1725) | **Depth:** 9-10 ft
Location: - | Laboratory sample description: lt bn - bn silt
Date: 13-Nov-23 | USCS classification: not requested

Tested by: AT | Sample type: Rel. undisturbed, Shelby Tube
Reduced by: AT | Inundation stress (psf): 100, completion
Checked by: MGS | Swell pressure (psf): 138
Comments: | Test method: B
Preparation procedure: trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.997	-
	90°	0.996	-
	180°	0.998	-
	270°	0.998	-
Avg Height, Havg (in)		0.997	0.806
Height, H (cm)		2.533	2.048
Dia., D (in)	0°	2.494	-
	90°	2.483	-
Avg Dia., Davg (in)		2.489	2.489
Dia., D (cm)		6.321	6.321
Wt. rings + wet soil (g)		354.85	351.75
Wt. rings (g)		216.58	216.58
Wet soil + tare (g)		355.80	330.74
Dry soil + tare (g)		324.56	305.91
Tare (g)		195.76	195.93
Moisture cont., w (%)		24.3	22.6
Gs, assumed		2.70	2.70
Mass total (g)		138.3	135.2
Mass of solids (g)		111.3	111.3
Volume (cm^3)		79.5	64.3
Vol. of water (cm^3)		27.0	23.9
Vol. of solids (cm^3)		41.2	41.2
Vol. of voids (cm^3)		38.3	23.0
Vol. of air (cm^3)		11.3	-0.8
Area, A (cm^2)		31.4	31.4
Ht. solids, Hs (cm)		1.313	1.313
Void ratio, e		0.928	0.559
Porosity, n		0.481	0.359
Vol.moisture, T		0.340	0.372
Saturation, S (%)		71	104
Dry density (gm/cm^3)		1.400	1.732
Wet unit wt., gm (pcf)		108.6	132.5
Dry unit wt., gd (pcf)		87.4	108.1

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9973	0.0000	0.9285	0
138	0.0001	0.9971	0.0001	0.9283	83
400	0.0043	0.9930	0.0043	0.9202	41
800	0.0113	0.9859	0.0113	0.9066	117
1,600	0.0213	0.9759	0.0214	0.8873	172
3,200	0.0369	0.9603	0.0370	0.8571	450
6,400	0.0615	0.9358	0.0617	0.8096	217
12,800	0.1006	0.8967	0.1008	0.7340	82
25,600	0.1550	0.8422	0.1555	0.6287	111
51,200	0.2096	0.7876	0.2102	0.5231	110
25,600	0.2070	0.7902	0.2076	0.5281	39
6,400	0.2002	0.7971	0.2008	0.5414	58
1,600	0.1910	0.8062	0.1915	0.5591	79

C'c

(0.2102-0.1008)/[Log(51200)-Log(12800)]

0.1094/(4.71-4.1072)

C'c= 0.18

C'c = Cc/(1+e0)

0.18 = Cc/(1+0.564)

Cc = 0.28

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

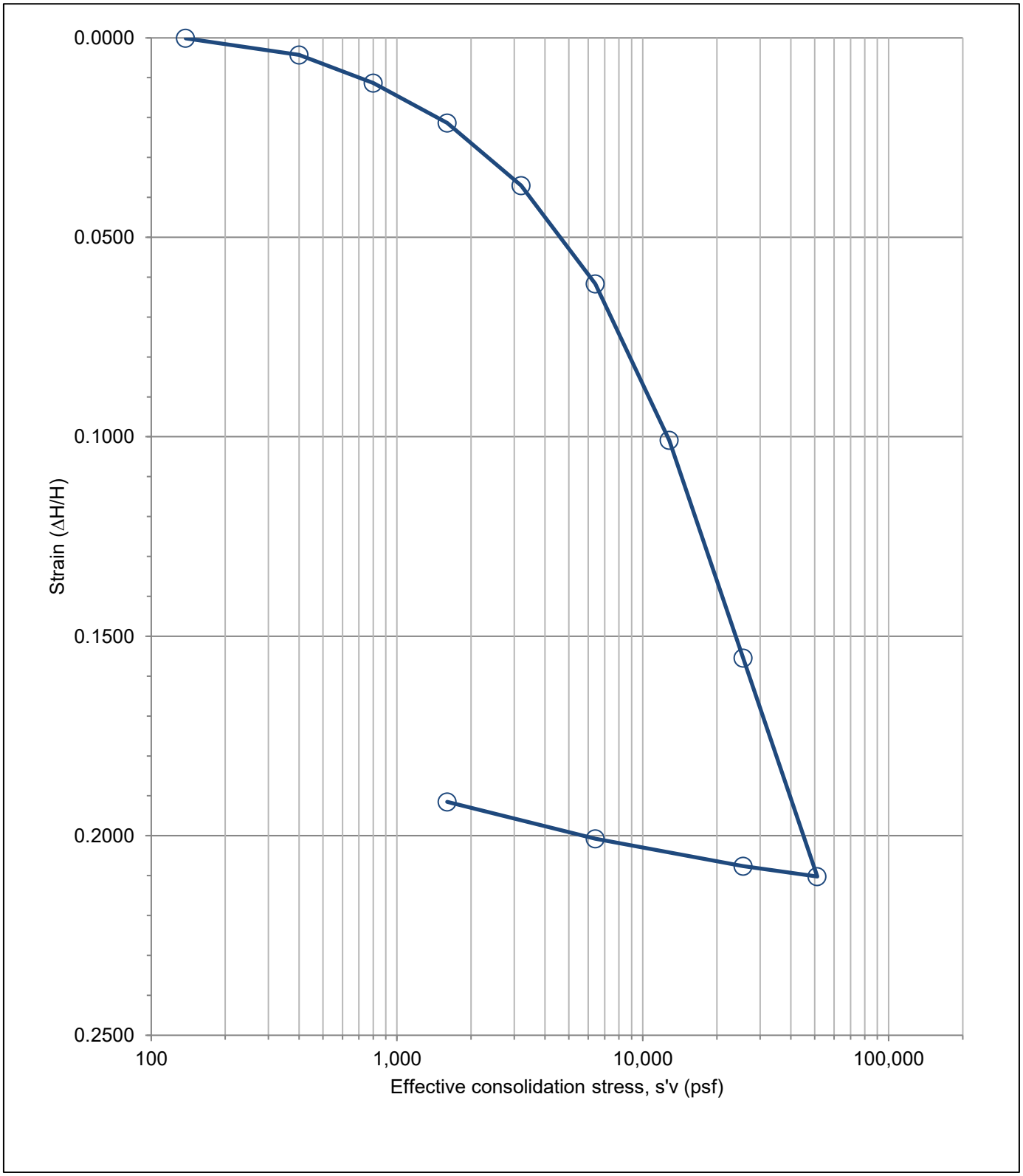
To be determined by the Geotechnical Engineer

Notes:
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation
[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07
No: 23072 (23-1725) **Depth:** 9-10 ft



One-Dimensional Consolidation Properties of Soils

After ASTM D2435 and USBR 5700

GERHART COLE

Project:	**Bear Development Snow King Lot 57**	**TH/TP/Sample:**	**TP-02**
No:	**23072 (23-1725)**	**Depth:**	**6-7 ft**
Location:	-	Laboratory sample description:	lt bn - bn silt
Date:	13-Nov-23	USCS classification:	not requested
Tested by:	AT	Sample type:	Rel. undisturbed, Shelby Tube
Reduced by:	AT	Inundation stress (psf):	100, completion
Checked by:	MGS	Swell pressure (psf):	121
Comments:	Observed fines squeezed out of ring during testing.	Test method:	B
		Preparation procedure:	trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.991	-
	90°	0.989	-
	180°	0.990	-
	270°	0.990	-
Avg Height, Havg (in)		0.990	0.869
Height, H (cm)		2.515	2.208
Dia., D (in)	0°	2.494	-
	90°	2.930	-
Avg Dia., Davg (in)		2.712	2.712
Dia., D (cm)		6.888	6.888
Wt. rings + wet soil (g)		354.82	358.76
Wt. rings (g)		214.62	214.62
Wet soil + tare (g)		374.48	271.10
Dry soil + tare (g)		339.72	244.48
Tare (g)		145.98	127.16
Moisture cont., w (%)		17.9	22.7
Gs, assumed		2.70	2.70
Mass total (g)		140.2	144.1
Mass of solids (g)		118.9	118.9
Volume (cm^3)		93.7	82.3
Vol. of water (cm^3)		21.3	25.3
Vol. of solids (cm^3)		44.0	44.0
Vol. of voids (cm^3)		49.7	38.3
Vol. of air (cm^3)		28.4	13.0
Area, A (cm^2)		37.3	37.3
Ht. solids, Hs (cm)		1.181	1.181
Void ratio, e		1.129	0.869
Porosity, n		0.530	0.465
Vol.moisture, T		0.228	0.307
Saturation, S (%)		43	66
Dry density (gm/cm^3)		1.268	1.445
Wet unit wt., gm (pcf)		93.4	110.6
Dry unit wt., gd (pcf)		79.2	90.2

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9900	0.0000	1.1286	0
121	0.0003	0.9897	0.0003	1.1279	53
200	0.0018	0.9882	0.0018	1.1247	76
400	0.0063	0.9837	0.0064	1.1150	76
800	0.0123	0.9777	0.0124	1.1022	87
1,600	0.0203	0.9697	0.0205	1.0849	171
3,200	0.0322	0.9578	0.0325	1.0594	450
6,400	0.0484	0.9416	0.0489	1.0245	120
12,800	0.0711	0.9189	0.0719	0.9756	98
25,600	0.1006	0.8894	0.1016	0.9123	79
51,200	0.1356	0.8544	0.1370	0.8370	114
25,600	0.1340	0.8560	0.1354	0.8404	27
6,400	0.1284	0.8616	0.1297	0.8525	24
1,600	0.1207	0.8693	0.1219	0.8691	50

C'c

(0.1370-0.0719)/[Log(51200)-Log(12800)]

0.0651/(4.71-4.1072)

C'c= 0.108

C'c = Cc/(1+e0)

0.108 = Cc/(1+0.564)

Cc = 0.17

Cc

(0.8370-0.9756)/[Log(51200)-Log(12800)]

-0.14/(4.71-4.1072)

C'c= -0.108

C'c = Cc/(1+e0)

0.108 = Cc/(1+0.564)

Cc = -0.17

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

To be determined by the Geotechnical Engineer

Notes:

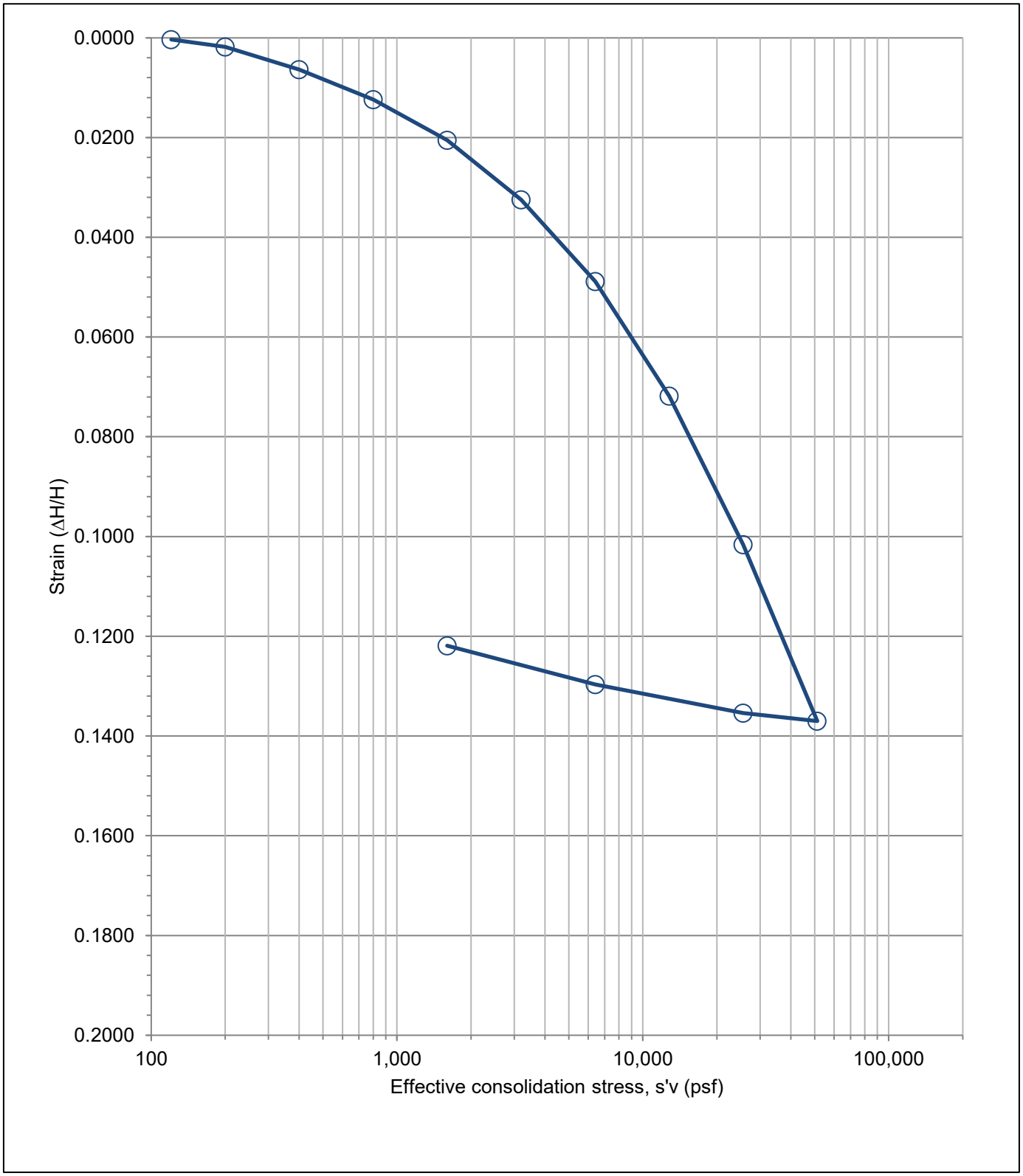
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation

[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** TP-02
No: 23072 (23-1725) **Depth:** 6-7 ft



Direct Shear Test for Soils Under Drained Conditions*

After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

Location: -

Date: 14-Nov-23

Tested by: AT

Reduced by: AT

Checked by: MGS

Laboratory sample description: lt bn - bn clay

USCS classification: not requested

Comments: Gravel up to 3/8" in samples.

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot57_JG-07_DS.xlsm]Sum

Sample type: Undisturbed-trimmed from shelby tul

Testing device: GeoJac-DS

Gravel (%) 1.3

Sand (%) 12.4

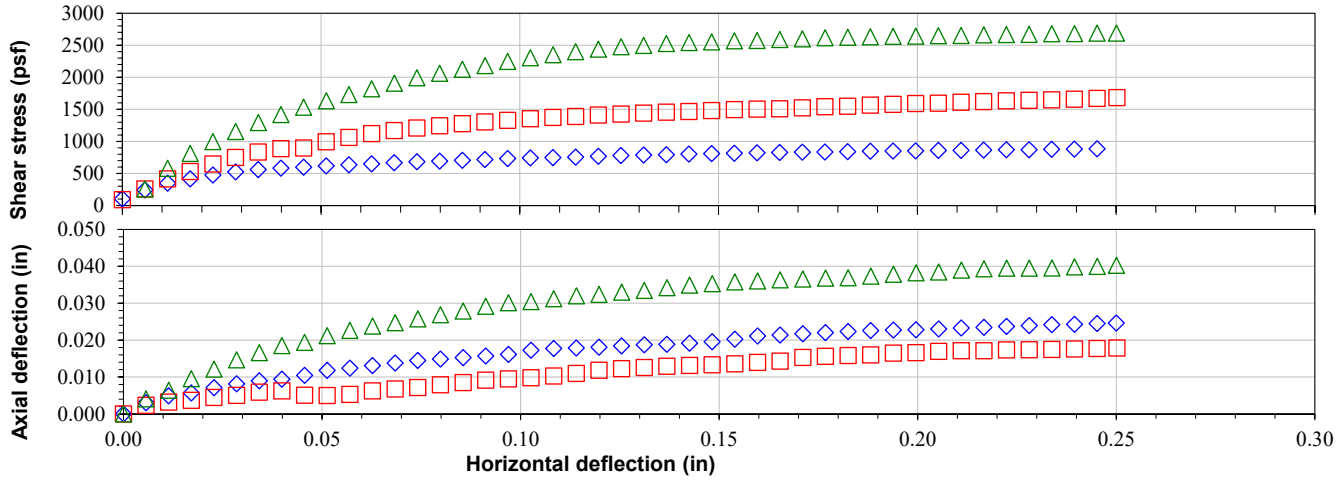
Fines (%) 86.2

LL (%): 33

PL (%): 18

Note: NP = Non-Plastic

	Test Number	Sample 1		Sample 2		Sample 3	
		Initial	Final	Initial	Final	Initial	Final
Unit weight data	Height, H (in)	1.000	0.977	1.014	0.990	1.203	1.131
	Height, H (cm)	2.540	2.482	2.576	2.515	3.056	2.872
	Dia., D (in)	2.500	2.500	2.488	2.488	2.485	2.485
	Dia., D (cm)	6.350	6.350	6.320	6.320	6.312	6.312
	Wt. rings + wet soil (g)	2064.95	2072.64	2058.40	2079.05	2106.13	2107.55
	Wt. rings (g)	1909.89	1909.89	1899.13	1899.13	1920.29	1920.29
Moisture	Wet soil + tare (g)	333.67	353.12	333.67	277.63	398.87	380.83
	Dry soil + tare (g)	311.91	322.93	311.91	248.26	361.41	345.58
	Tare (g)	194.64	197.91	194.64	117.28	196.69	197.10
	Moisture cont., w (%)	18.6	24.1	18.6	22.4	22.7	23.7
Phase Relationships	Gs, assumed	2.65	2.65	2.65	2.65	2.65	2.65
	Mass total (g)	155.1	162.8	159.3	179.9	185.8	187.3
	Mass of solids (g)	130.8	130.8	134.3	134.3	151.4	151.4
	Volume (cm^3)	80.4	78.6	80.8	78.9	95.6	89.9
	Vol. of water (cm^3)	24.3	32.0	24.9	45.6	34.4	35.9
	Vol. of solids (cm^3)	49.4	49.4	50.7	50.7	57.1	57.1
	Vol. of voids (cm^3)	31.1	29.3	30.1	28.2	38.5	32.7
	Vol. of air (cm^3)	6.8	-2.7	5.2	-17.4	4.0	-3.1
	Area, A (cm^2)	31.7	31.7	31.4	31.4	31.3	31.3
	Ht. solids, Hs (cm)	1.558	1.558	1.616	1.616	1.826	1.826
	Void ratio, e	0.630	0.593	0.594	0.556	0.673	0.573
	Porosity, n	0.386	0.372	0.372	0.357	0.402	0.364
	Vol.moisture, T	0.302	0.407	0.309	0.578	0.360	0.399
	Saturation, S (%)	78	109	83	162	89	110
	Dry density (gm/cm^3)	1.626	1.664	1.663	1.703	1.584	1.685
	Wet unit wt., gm (pcf)	120.3	128.9	123.1	130.2	121.3	130.2
	Dry unit wt., gd (pcf)	101.5	103.9	103.8	106.3	98.9	105.2
	Normal stress,Sn (psf)	1000		2000		4000	
	Peak shear stress,Tp (psf)	884		1680		2690	
	Deflection at Peak Stress (in)	0.245		0.250		0.245	
	Shear rate (in./min)	0.001		0.001		0.001	
	Consolidation time (min)	16.0		16.0		480.2	



Direct Shear Test for Soils Under Drained Conditions*

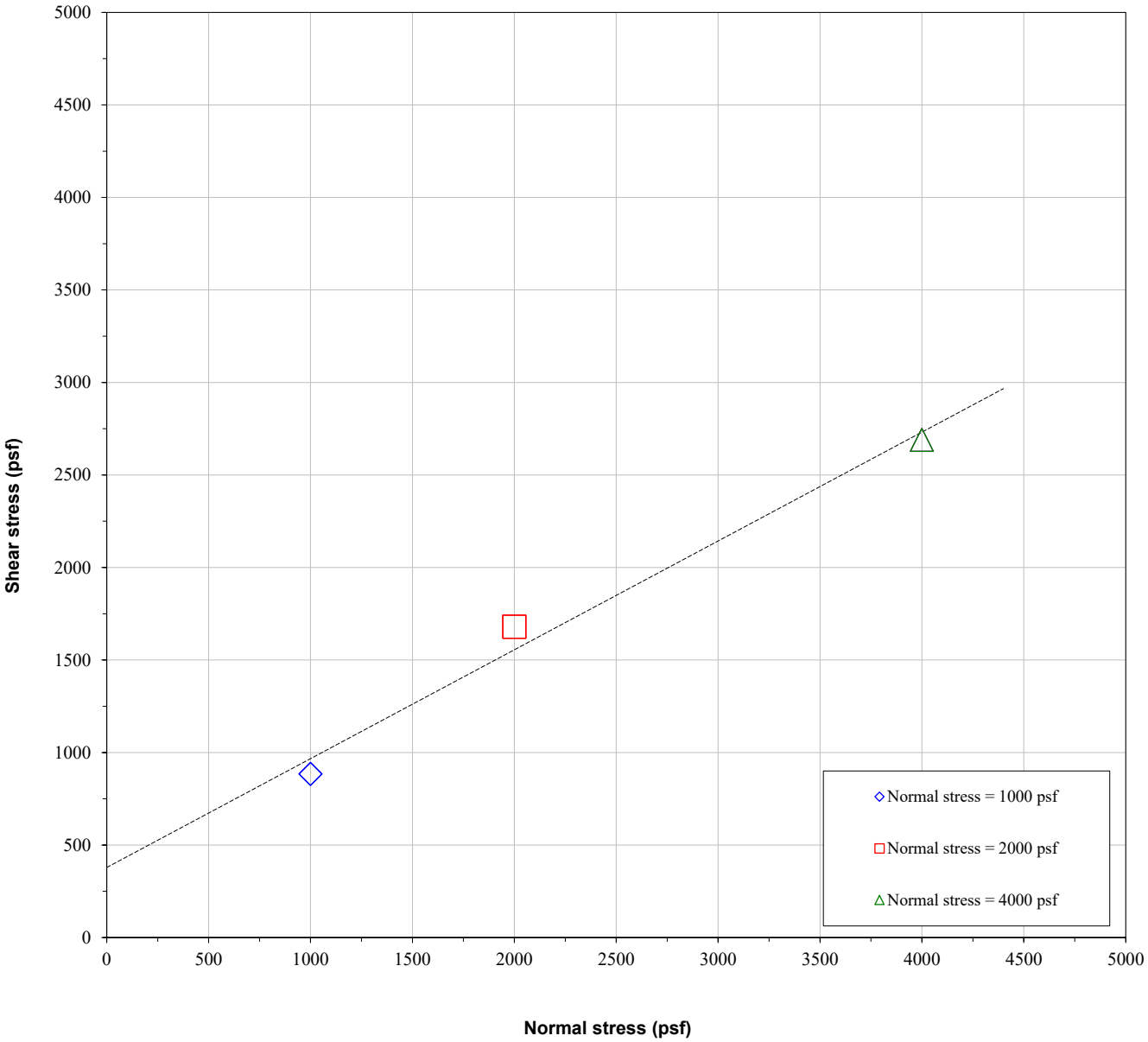
After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

f (deg)	30
c (psf)	379



Direct Shear Test for Soils Under Drained Conditions*

After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

Normal stress = 1000 psf			Normal stress = 2000 psf			Normal stress = 4000 psf		
Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)	Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)	Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)
0.000	104	0.000	0.000	92	0.000	0.000	0	0.000
0.006	243	0.003	0.006	258	0.002	0.006	259	0.004
0.011	347	0.005	0.011	415	0.003	0.011	579	0.006
0.017	415	0.006	0.017	530	0.004	0.017	813	0.010
0.023	476	0.007	0.023	648	0.004	0.023	996	0.012
0.028	524	0.008	0.028	750	0.005	0.028	1154	0.015
0.034	560	0.009	0.034	834	0.006	0.034	1294	0.017
0.040	582	0.009	0.040	887	0.006	0.040	1418	0.019
0.046	599	0.010	0.046	897	0.005	0.046	1533	0.019
0.051	618	0.012	0.051	995	0.005	0.051	1632	0.021
0.057	634	0.012	0.057	1062	0.005	0.057	1731	0.023
0.063	649	0.013	0.063	1121	0.006	0.063	1821	0.024
0.068	668	0.014	0.068	1168	0.007	0.068	1907	0.025
0.074	682	0.015	0.074	1208	0.007	0.074	1991	0.026
0.080	693	0.015	0.080	1244	0.008	0.080	2062	0.027
0.086	706	0.015	0.086	1276	0.008	0.086	2124	0.028
0.091	718	0.016	0.091	1303	0.009	0.091	2181	0.029
0.097	732	0.016	0.097	1329	0.009	0.097	2247	0.030
0.103	741	0.017	0.103	1354	0.010	0.103	2304	0.030
0.108	748	0.018	0.108	1373	0.010	0.108	2351	0.031
0.114	756	0.018	0.114	1389	0.011	0.114	2400	0.032
0.120	766	0.018	0.120	1412	0.012	0.120	2440	0.032
0.125	779	0.018	0.125	1426	0.012	0.125	2478	0.033
0.131	787	0.019	0.131	1442	0.013	0.131	2497	0.033
0.137	793	0.019	0.137	1455	0.013	0.137	2527	0.034
0.143	803	0.019	0.143	1465	0.013	0.143	2541	0.035
0.148	810	0.020	0.148	1480	0.013	0.148	2552	0.035
0.154	815	0.020	0.154	1496	0.014	0.154	2568	0.036
0.160	821	0.021	0.160	1503	0.014	0.160	2575	0.036
0.165	828	0.021	0.165	1509	0.014	0.165	2588	0.036
0.171	832	0.022	0.171	1523	0.015	0.171	2598	0.037
0.177	836	0.022	0.177	1540	0.016	0.177	2616	0.037
0.182	841	0.022	0.182	1548	0.016	0.182	2624	0.037
0.188	847	0.023	0.188	1565	0.016	0.188	2631	0.037
0.194	850	0.023	0.194	1579	0.016	0.194	2639	0.038
0.200	853	0.023	0.200	1592	0.017	0.200	2642	0.038
0.205	858	0.023	0.205	1596	0.017	0.205	2649	0.038
0.211	860	0.023	0.211	1611	0.017	0.211	2652	0.039
0.217	866	0.023	0.217	1621	0.017	0.217	2662	0.039
0.222	870	0.024	0.222	1632	0.017	0.222	2667	0.039
0.228	870	0.024	0.228	1640	0.017	0.228	2668	0.039
0.234	877	0.024	0.234	1647	0.017	0.234	2678	0.040
0.239	880	0.024	0.239	1658	0.018	0.240	2682	0.040
0.245	884	0.024	0.245	1670	0.018	0.245	2689	0.040
0.250	883	0.025	0.250	1683	0.018	0.250	2688	0.040

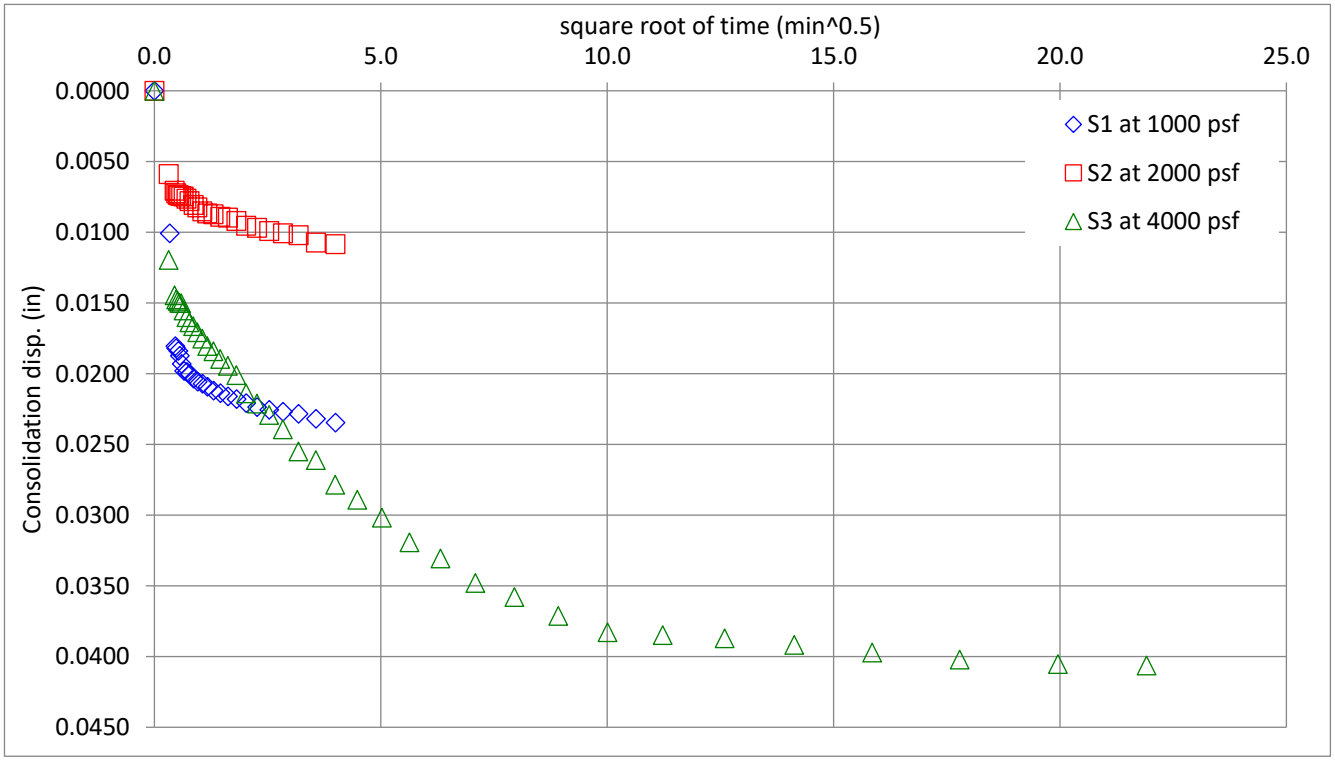
Direct Shear Test for Soils Under Drained Conditions*

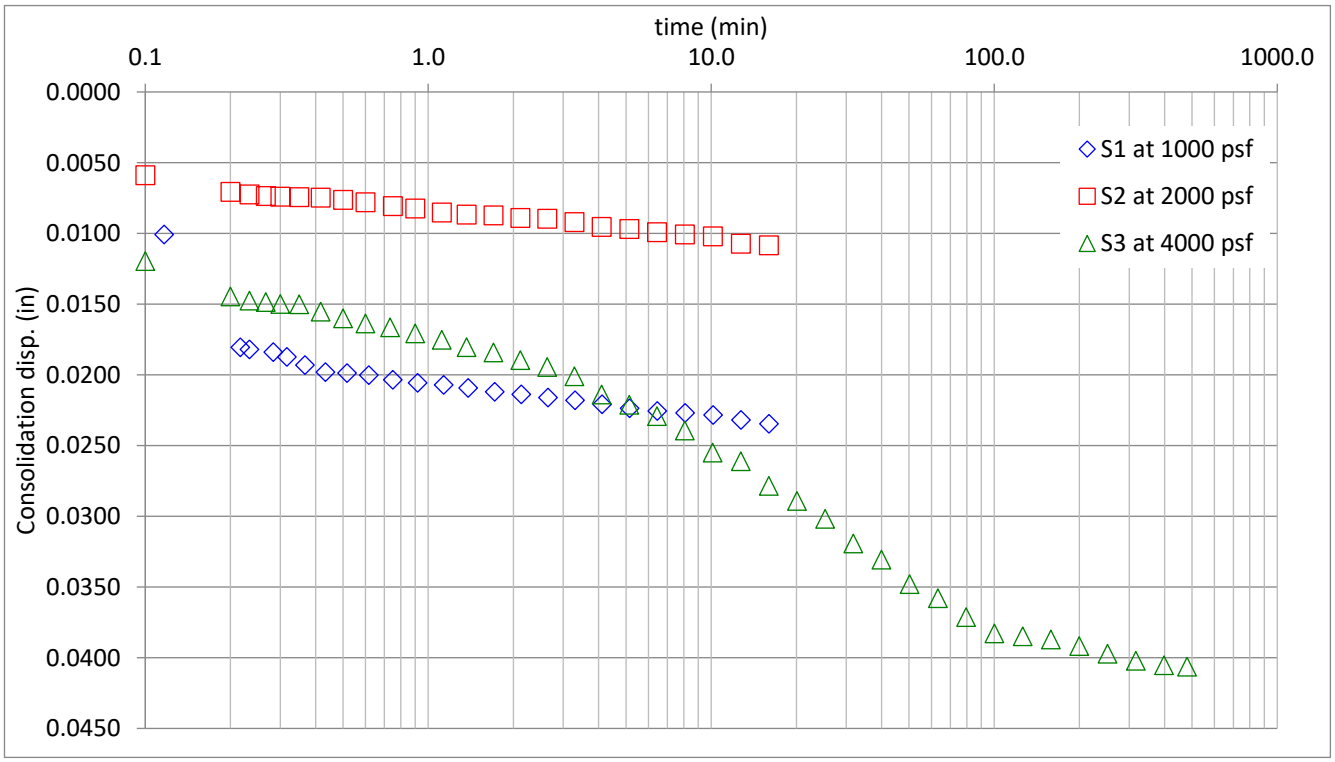
After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft





Direct Shear Test for Soils Under Drained Conditions*

After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

Location: - Laboratory sample description: lt bn - bn silt

Date: 15-Nov-23 USCS classification: not requested

Tested by: AT Comments:

Reduced by: AT

Checked by: MGS X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot57_TP-02_DS.xlsm]Sum

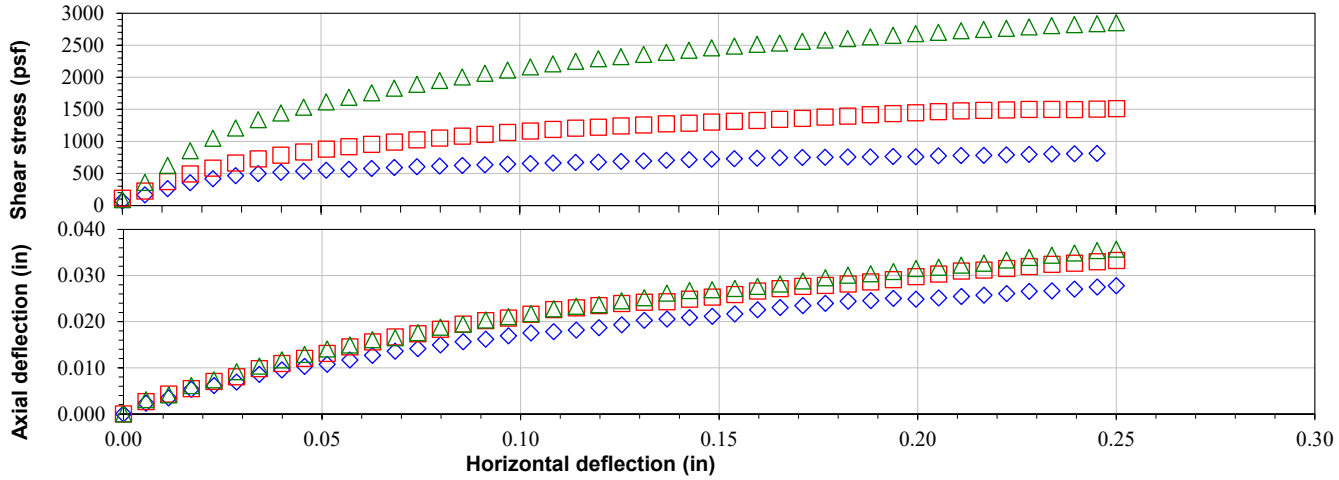
Sample type: Undisturbed-trimmed from shelby tul Gravel (%) 0.0 LL (%): NP

Testing device: GeoJac-DS Sand (%) 6.5 PL (%): NP

Fines (%) 93.5 Note: NP = Non-Plastic

	Test Number	Sample 1		Sample 2		Sample 3	
		Initial	Final	Initial	Final	Initial	Final
Unit weight data	Height, H (in)	1.000	0.975	1.000	0.965	1.000	0.954
	Height, H (cm)	2.540	2.477	2.540	2.452	2.540	2.422
	Dia., D (in)	2.500	2.500	2.500	2.500	2.500	2.500
	Dia., D (cm)	6.350	6.350	6.350	6.350	6.350	6.350
	Wt. rings + wet soil (g)	2052.51	2072.93	2040.55	2068.15	2066.16	2077.33
	Wt. rings (g)	1914.98	1914.98	1897.83	1897.83	1918.67	1918.67
Moisture	Wet soil + tare (g)	577.49	273.08	577.49	338.97	577.49	346.43
	Dry soil + tare (g)	508.79	240.64	508.79	308.78	508.79	316.58
	Tare (g)	116.54	126.81	116.54	193.75	116.54	195.96
	Moisture cont., w (%)	17.5	28.5	17.5	26.2	17.5	24.7
Phase Relationships	Gs, assumed	2.65	2.65	2.65	2.65	2.65	2.65
	Mass total (g)	137.5	158.0	142.7	170.3	147.5	158.7
	Mass of solids (g)	117.0	117.0	121.4	121.4	125.5	125.5
	Volume (cm^3)	80.4	78.4	80.4	77.7	80.4	76.7
	Vol. of water (cm^3)	20.5	40.9	21.3	48.9	22.0	33.2
	Vol. of solids (cm^3)	44.2	44.2	45.8	45.8	47.4	47.4
	Vol. of voids (cm^3)	36.3	34.3	34.6	31.8	33.1	29.3
	Vol. of air (cm^3)	15.8	-6.6	13.3	-17.0	11.1	-3.8
	Area, A (cm^2)	31.7	31.7	31.7	31.7	31.7	31.7
	Ht. solids, Hs (cm)	1.395	1.395	1.447	1.447	1.496	1.496
	Void ratio, e	0.821	0.776	0.755	0.694	0.698	0.620
	Porosity, n	0.451	0.437	0.430	0.410	0.411	0.383
	Vol.moisture, T	0.255	0.522	0.264	0.629	0.273	0.432
	Saturation, S (%)	57	119	61	154	66	113
	Dry density (gm/cm^3)	1.455	1.492	1.510	1.564	1.560	1.636
	Wet unit wt., gm (pcf)	106.7	119.7	110.8	123.3	114.5	127.4
	Dry unit wt., gd (pcf)	90.8	93.1	94.3	97.6	97.4	102.1

Normal stress,Sn (psf)	1000	2000	4000
Peak shear stress,Tp (psf)	814	1510	2850
Deflection at Peak Stress (in)	0.250	0.250	0.250
Shear rate (in./min)	0.001	0.001	0.001
Consolidation time (min)	25.3	20.1	10.1



Direct Shear Test for Soils Under Drained Conditions*

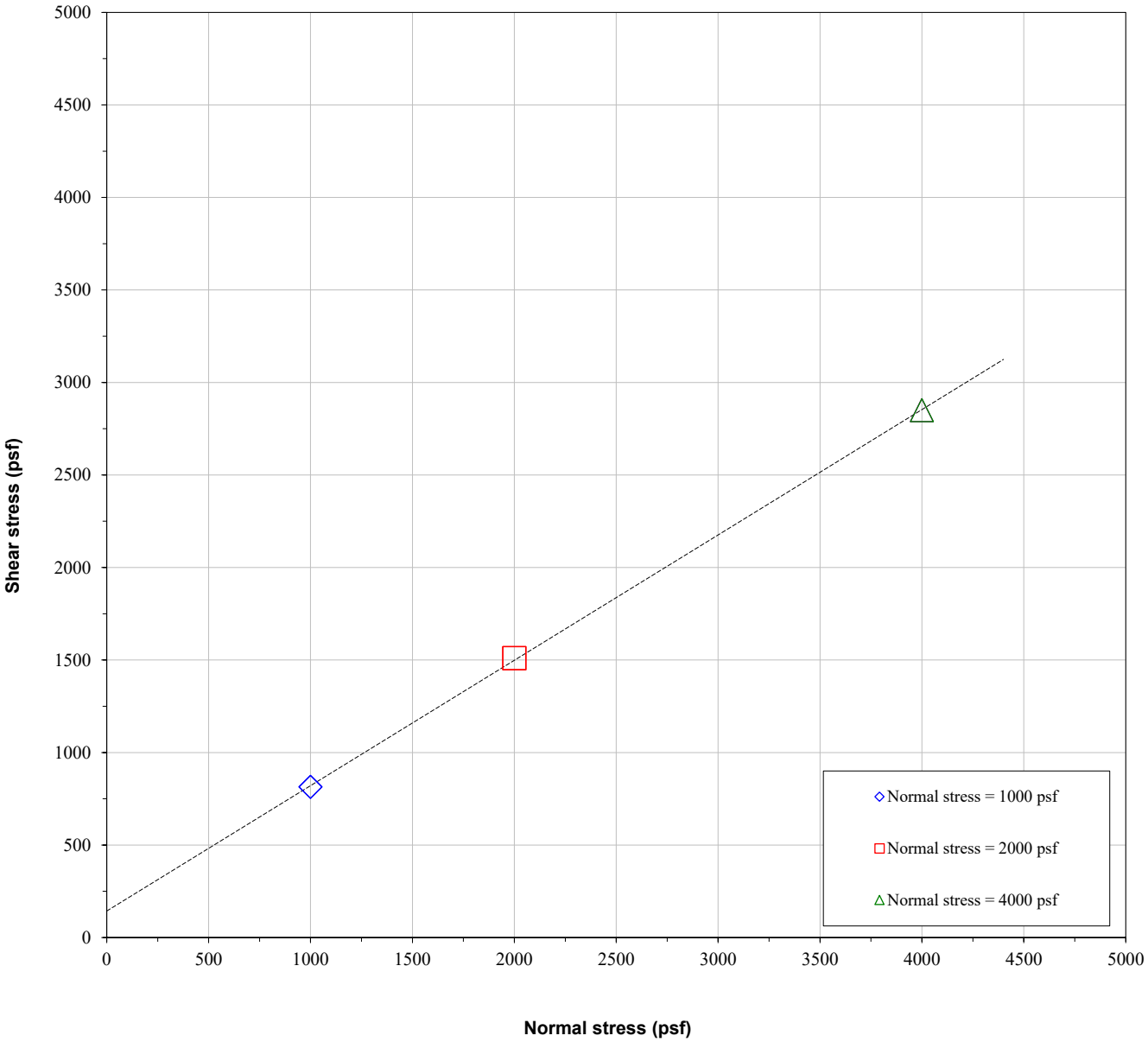
After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

f (deg)	34
c (psf)	144



Direct Shear Test for Soils Under Drained Conditions*

After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

Normal stress = 1000 psf			Normal stress = 2000 psf			Normal stress = 4000 psf		
Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)	Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)	Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)
0.000	71	0.000	0.000	114	0.000	0.000	91	0.000
0.006	166	0.002	0.006	226	0.003	0.006	361	0.003
0.011	263	0.003	0.011	373	0.004	0.011	625	0.004
0.017	354	0.005	0.017	494	0.005	0.017	855	0.006
0.023	418	0.006	0.023	583	0.007	0.023	1049	0.007
0.028	465	0.007	0.028	663	0.008	0.028	1209	0.009
0.034	497	0.009	0.034	727	0.010	0.034	1340	0.010
0.040	518	0.010	0.040	786	0.011	0.040	1445	0.012
0.046	536	0.010	0.046	835	0.012	0.046	1533	0.013
0.051	551	0.011	0.051	879	0.013	0.051	1617	0.014
0.057	564	0.012	0.057	918	0.015	0.057	1687	0.015
0.063	578	0.013	0.063	954	0.016	0.063	1757	0.016
0.068	592	0.014	0.068	990	0.017	0.068	1829	0.017
0.074	605	0.014	0.074	1023	0.017	0.074	1890	0.018
0.080	615	0.015	0.080	1052	0.018	0.080	1950	0.019
0.086	626	0.016	0.086	1083	0.019	0.086	2006	0.019
0.091	636	0.016	0.091	1110	0.020	0.091	2063	0.020
0.097	646	0.017	0.097	1138	0.021	0.097	2113	0.021
0.103	656	0.018	0.103	1162	0.022	0.103	2162	0.022
0.108	664	0.018	0.108	1188	0.023	0.108	2210	0.023
0.114	673	0.018	0.114	1206	0.023	0.114	2251	0.023
0.120	679	0.019	0.120	1222	0.023	0.120	2291	0.024
0.125	686	0.019	0.125	1242	0.024	0.125	2323	0.025
0.131	696	0.020	0.131	1258	0.024	0.131	2358	0.025
0.137	705	0.021	0.137	1274	0.024	0.137	2389	0.026
0.143	714	0.021	0.143	1284	0.025	0.143	2422	0.027
0.148	722	0.021	0.148	1301	0.025	0.148	2458	0.027
0.154	729	0.022	0.154	1314	0.026	0.154	2486	0.027
0.160	736	0.023	0.160	1326	0.027	0.160	2514	0.028
0.165	744	0.023	0.165	1343	0.027	0.165	2535	0.028
0.171	750	0.023	0.171	1359	0.028	0.171	2561	0.029
0.177	751	0.024	0.177	1378	0.028	0.177	2581	0.030
0.182	757	0.024	0.182	1394	0.028	0.182	2605	0.030
0.188	758	0.025	0.188	1415	0.029	0.188	2630	0.030
0.194	766	0.025	0.194	1432	0.029	0.194	2653	0.031
0.200	760	0.025	0.200	1447	0.030	0.200	2681	0.032
0.205	774	0.025	0.205	1463	0.030	0.205	2700	0.032
0.211	781	0.025	0.211	1476	0.031	0.211	2727	0.032
0.217	783	0.026	0.217	1484	0.031	0.217	2746	0.033
0.222	790	0.026	0.222	1492	0.032	0.222	2763	0.033
0.228	797	0.027	0.228	1498	0.032	0.228	2786	0.034
0.234	802	0.027	0.234	1499	0.032	0.234	2805	0.034
0.240	807	0.027	0.240	1495	0.033	0.239	2820	0.035
0.245	813	0.027	0.245	1504	0.033	0.245	2836	0.035
0.250	814	0.028	0.250	1512	0.033	0.250	2851	0.036

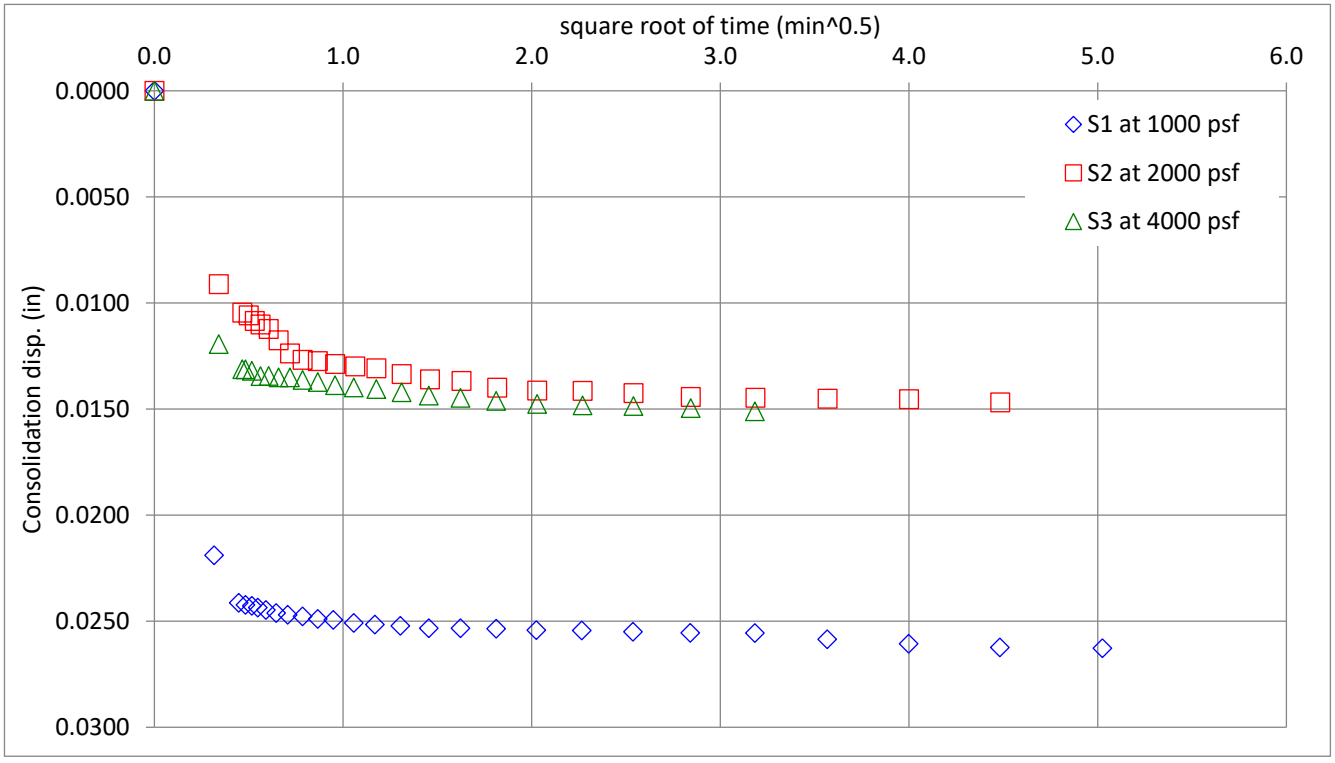
Direct Shear Test for Soils Under Drained Conditions*

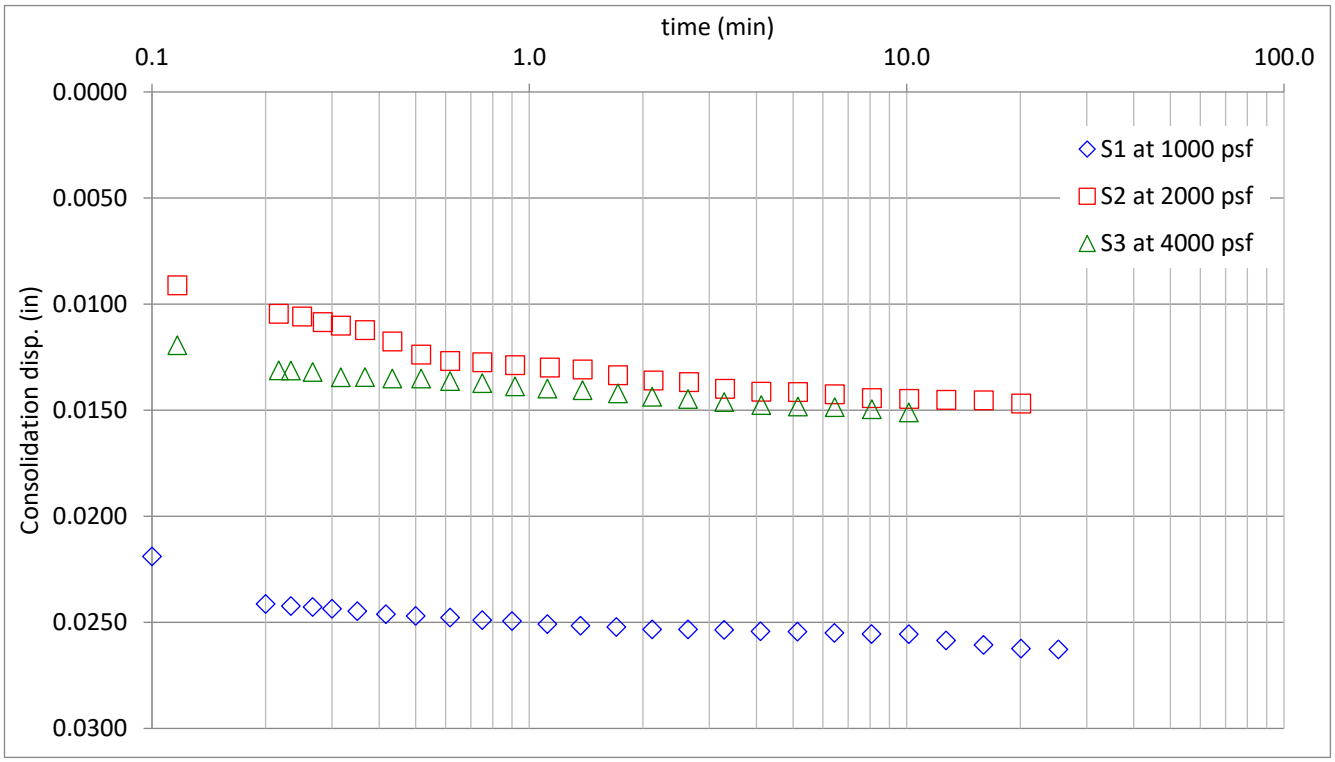
After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft





Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

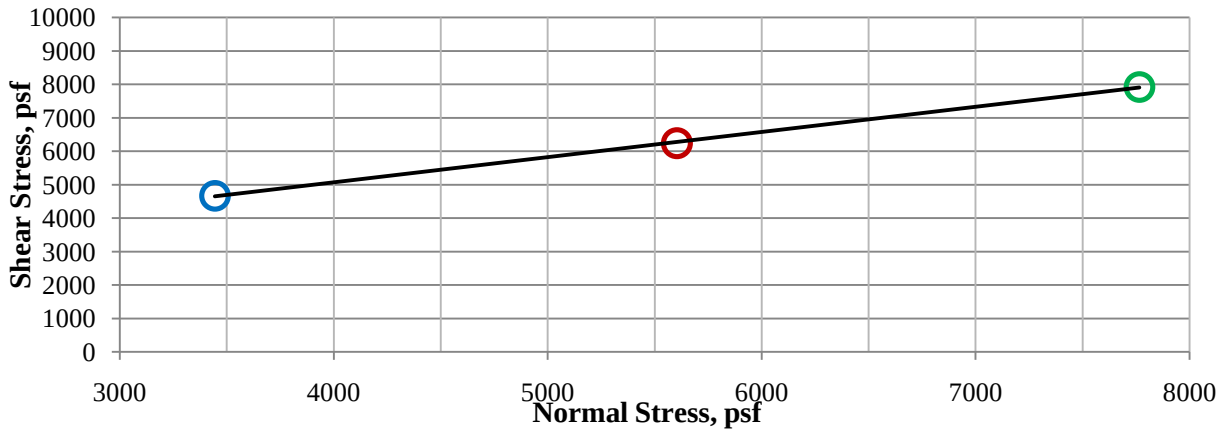
Sample Data:

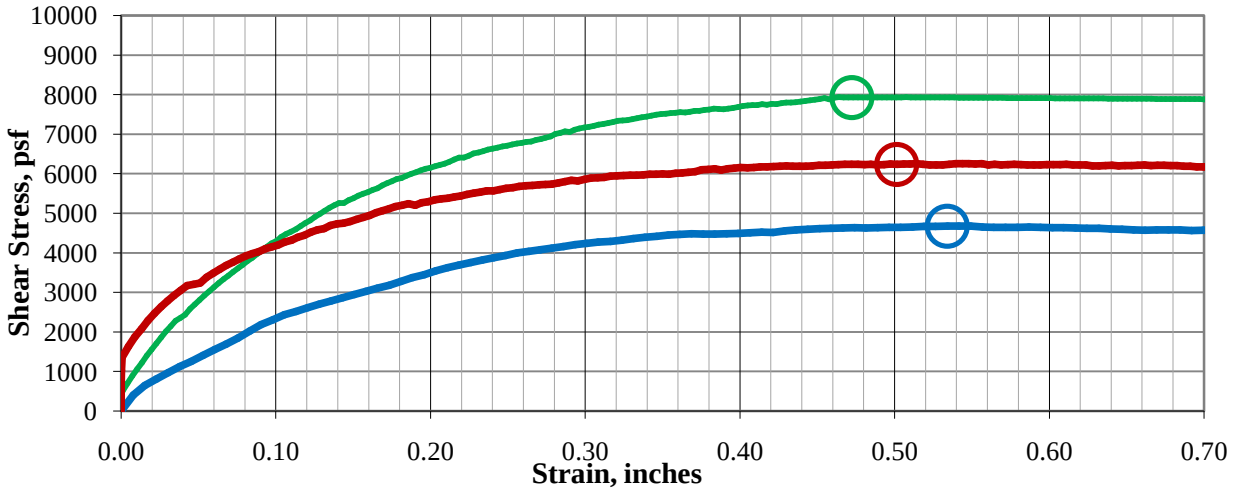
Boring: BH6-11 **Depth:** 52.5'-53' **Density:** 137.7 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
3444	14.4	16.2	2.2	143.1	123.1	**4673**	**22.1**
5604	14.4	15.6	3.0	143.5	124.1	**6234**	**20.7**
7764	14.4	14.7	3.8	143.6	125.2	**7924**	**19.5**

Peak Angle, ϕ° **37.0** Peak Cohesion, C, psf **2059** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

2511 Holman Avenue
P. O. Box 80190
Billings, Montana 59108-0190
p: 406.652.3930; f: 406.652.3944
www.skgeotechnical.com

Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

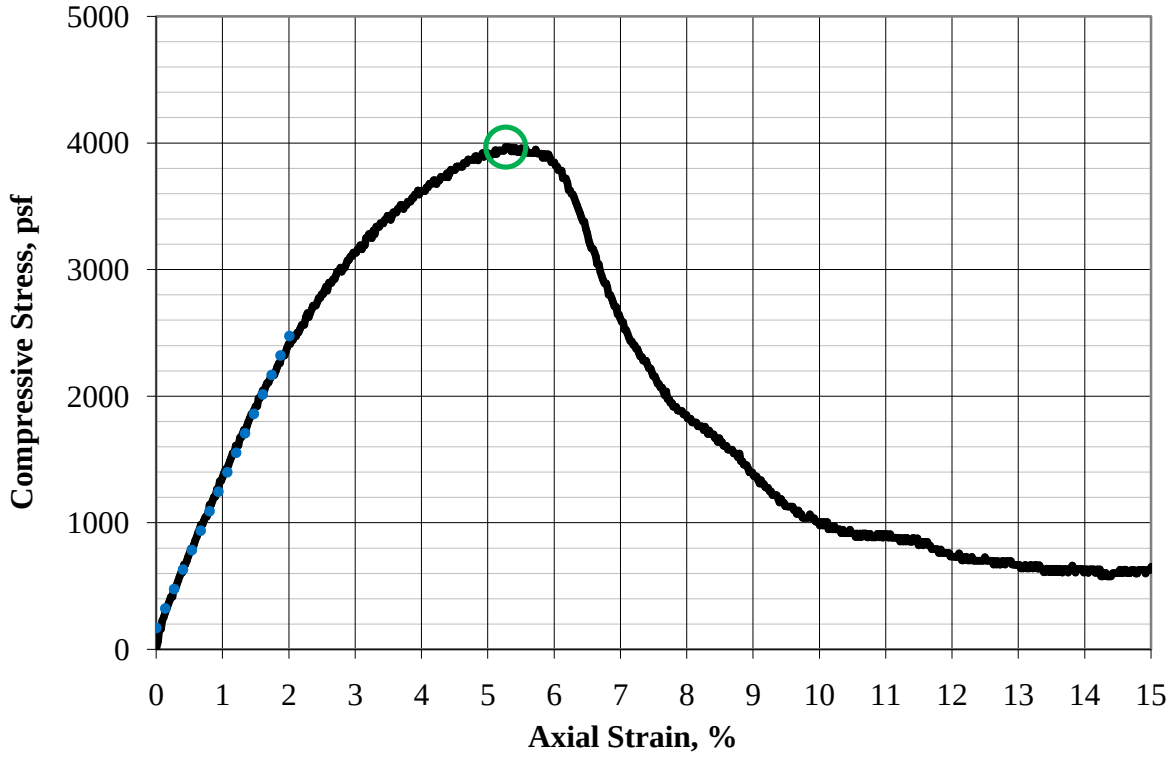
Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

Sample Data:

Boring: BH6-4B
Depth: 22.5' - 23'
Description: Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.395
Average Height, in.	5.186
Height/Diameter (L/D)	2.17
Moisture, %	18.6
Wet density, pcf	128.5
Dry density, pcf	108.3

Undrained Unconfined Strength Properties:	
Compressive strength, psf	3968
Shear strength, psf	1984
Axial elastic modulus, psi	798
Failure strain, %	5.3
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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USCS CLASSIFICATION

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Sample ID: BH5 @ 23'-28' Depth (ft): 23'-28'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	55%
Fines	38%

Liquid Limit:	29
Plastic Limit:	4
Plasticity Index:	25

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	147.1	37.0	7%	93%
#10	2.00	110.1	134.6	24.5	11%	89%
#40	0.425	110.1	145.4	35.3	18%	82%
#200	0.075	110.1	343.2	233.1	62%	38%
Pan	0	110.1	316.3	206.2	100%	0%
		Total Weight of Sample (g)		536.1		

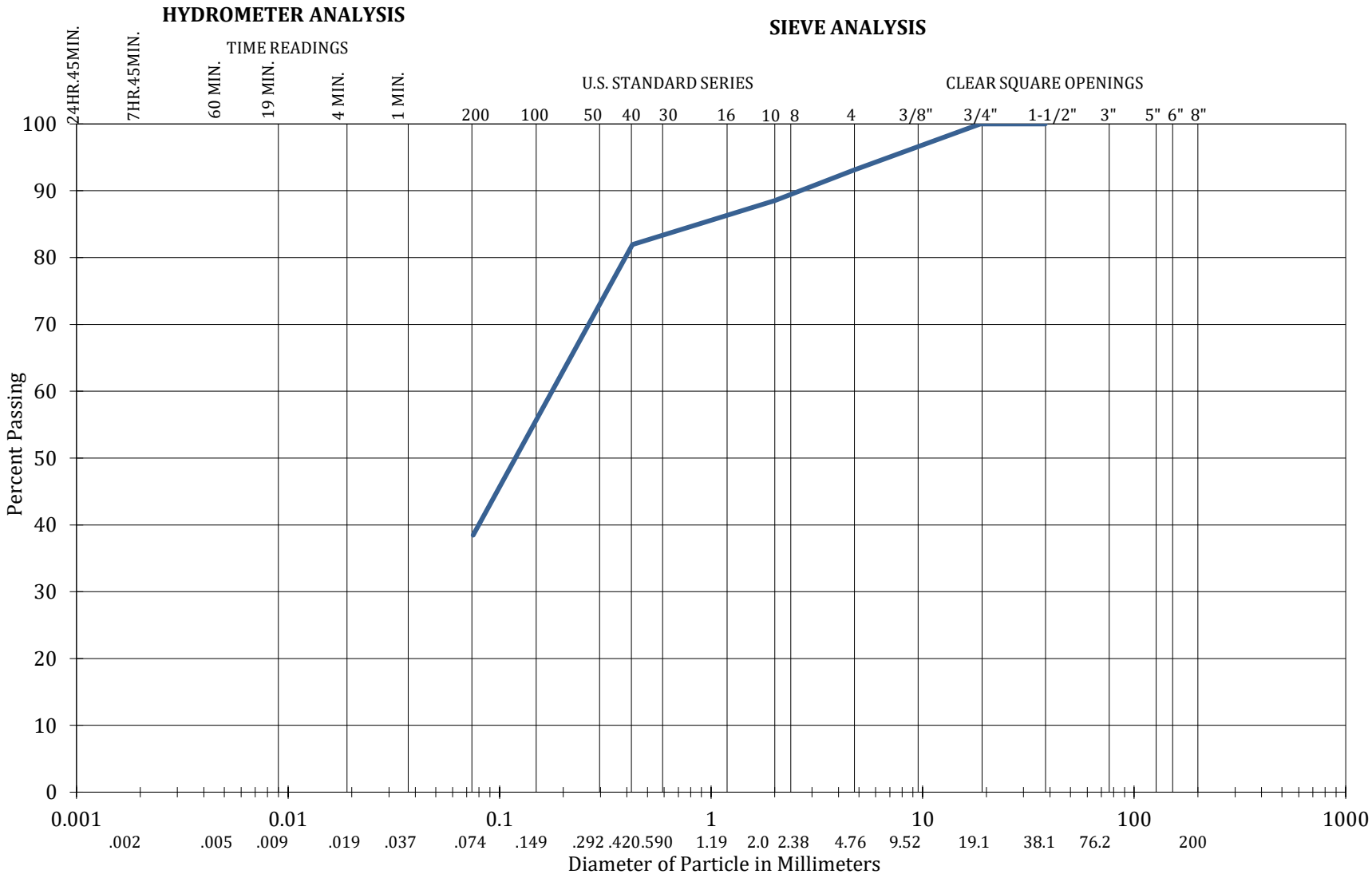
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	536.1
Post Wash Dry (g)	329.9
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	206.2

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Tan Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 23'-28'

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH5 @ 37'-41' Depth (ft): 37'-41'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	68%
Fines	25%

Liquid Limit:	28
Plastic Limit:	12
Plasticity Index:	16

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	163.8	53.7	7%	93%
#10	2.00	110.1	139.7	29.6	11%	89%
#40	0.425	110.1	196.8	86.7	23%	77%
#200	0.075	110.1	502.4	392.3	75%	25%
Pan	0	110.1	298.2	188.1	100%	0%
		Total Weight of Sample (g)		750.4		

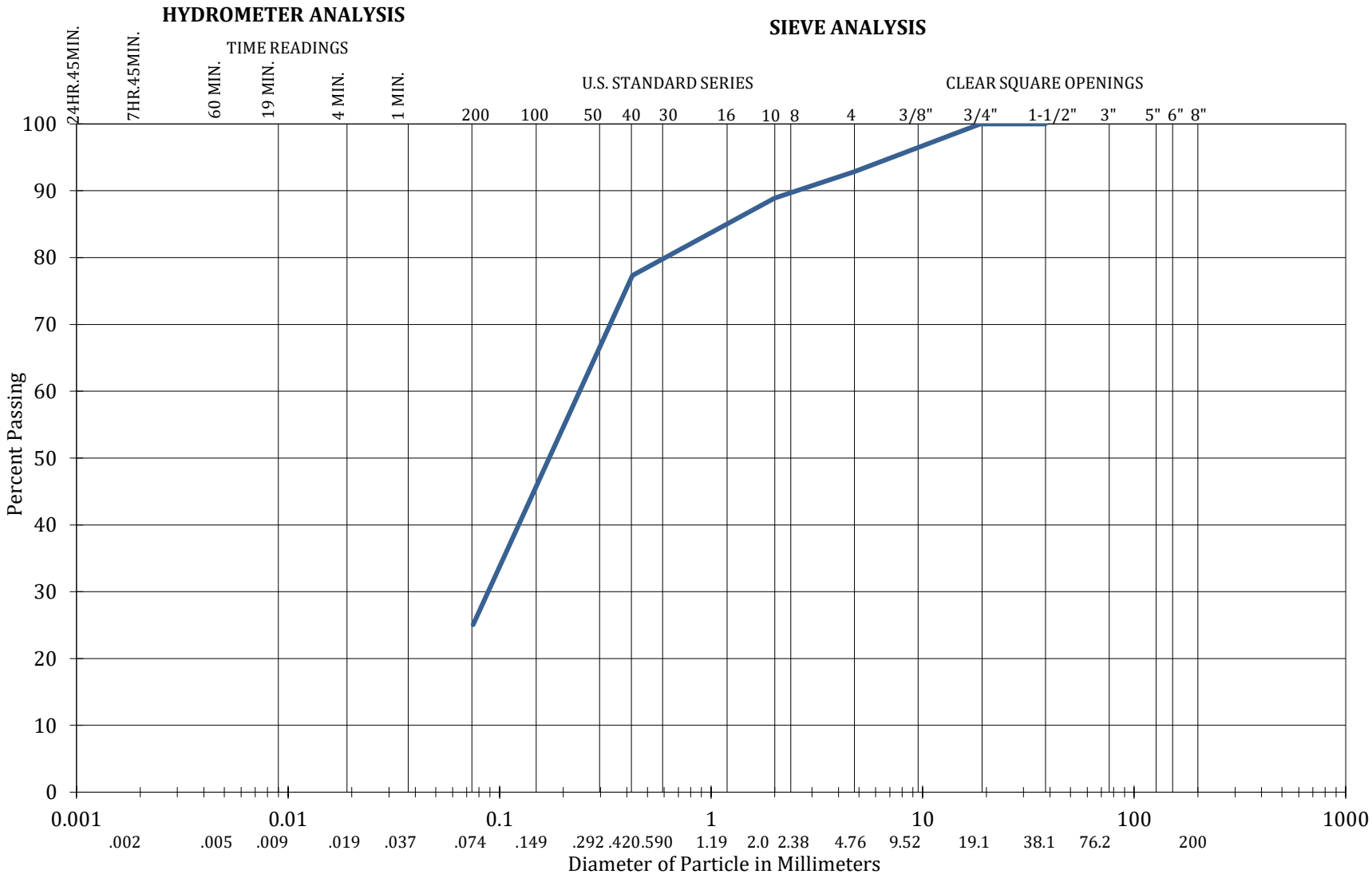
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	750.4
Post Wash Dry (g)	562.3
Tare Wt. (g)	114.3
Wt.Of Minus #200 =	188.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Gray Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 37'-41'

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH6-4B Depth (ft): 22'-23'

Unified Soils Classification
Lean Clay, CL

Gravel	**0%**
Sand	**12%**
Fines	**87%**

Liquid Limit:	**33**
Plastic Limit:	**15**
Plasticity Index:	**18**

In-Situ Moisture Content	**17.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	292.2	0.0	0%	100%
3/4"	18.75	292.2	292.2	0.0	0%	100%
3/8"	9.5	292.2	292.2	0.0	0%	100%
#4	4.75	292.2	293.3	1.0	0%	100%
#10	2.00	292.2	293.3	1.1	1%	99%
#40	0.425	292.2	304.0	11.8	5%	95%
#100	0.15	292.2	301.3	9.1	9%	91%
#200	0.075	292.2	303.4	11.2	13%	87%
Pan	0	292.2	527.4	235.2	100%	0%
		Total Weight of Sample (g)		**269.3**		

Moisture Content	
Wet Wt + Tare (g)	940.7
Dry Wt. + Tare (g)	825.9
Wt of Water (g)	114.8
Tare Wt. (g)	170.9
Dry Wt. (g)	654.9
Moisture Content	17.5%
Wash	
Wet Wt. + Tare (g)	940.7
Pre Wash Dry (g)	269.3
Post Wash Dry (g)	34.2
Tare Wt. (g)	292.2
Wt.Of Minus #200 =	235.2

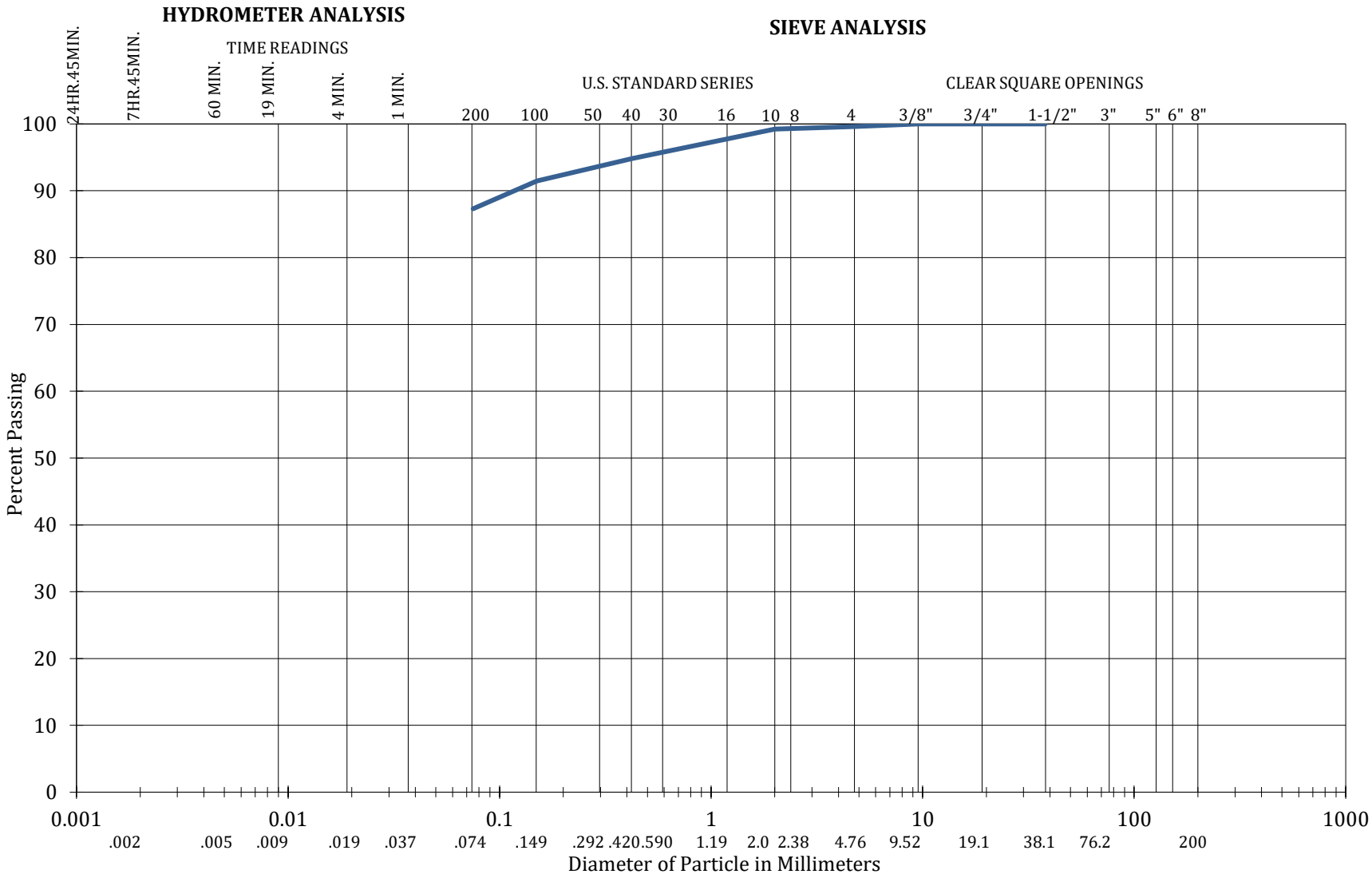
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Olive Green Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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USCS CLASSIFICATION SIEVE CHART

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-4B

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH6-11 Depth (ft): 52'-53'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**25%**
Fines	**66%**

Liquid Limit:	**25**
Plastic Limit:	**11**
Plasticity Index:	**14**

In-Situ Moisture Content	**16.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	171.0	171.0	0.0	0%	100%
1"	25	171.0	171.0	0.0	0%	100%
3/4"	18.75	171.0	171.0	0.0	0%	100%
3/8"	9.5	171.0	205.5	34.5	5%	95%
#4	4.75	171.0	206.3	35.3	9%	91%
#10	2.00	171.0	231.4	60.4	17%	83%
#40	0.425	171.0	226.7	55.7	25%	75%
#100	0.15	171.0	200.2	29.2	29%	71%
#200	0.075	171.0	213.6	42.7	34%	66%
Pan	0	171.0	661.8	490.9	100%	0%
		Total Weight of Sample (g)		**748.7**		

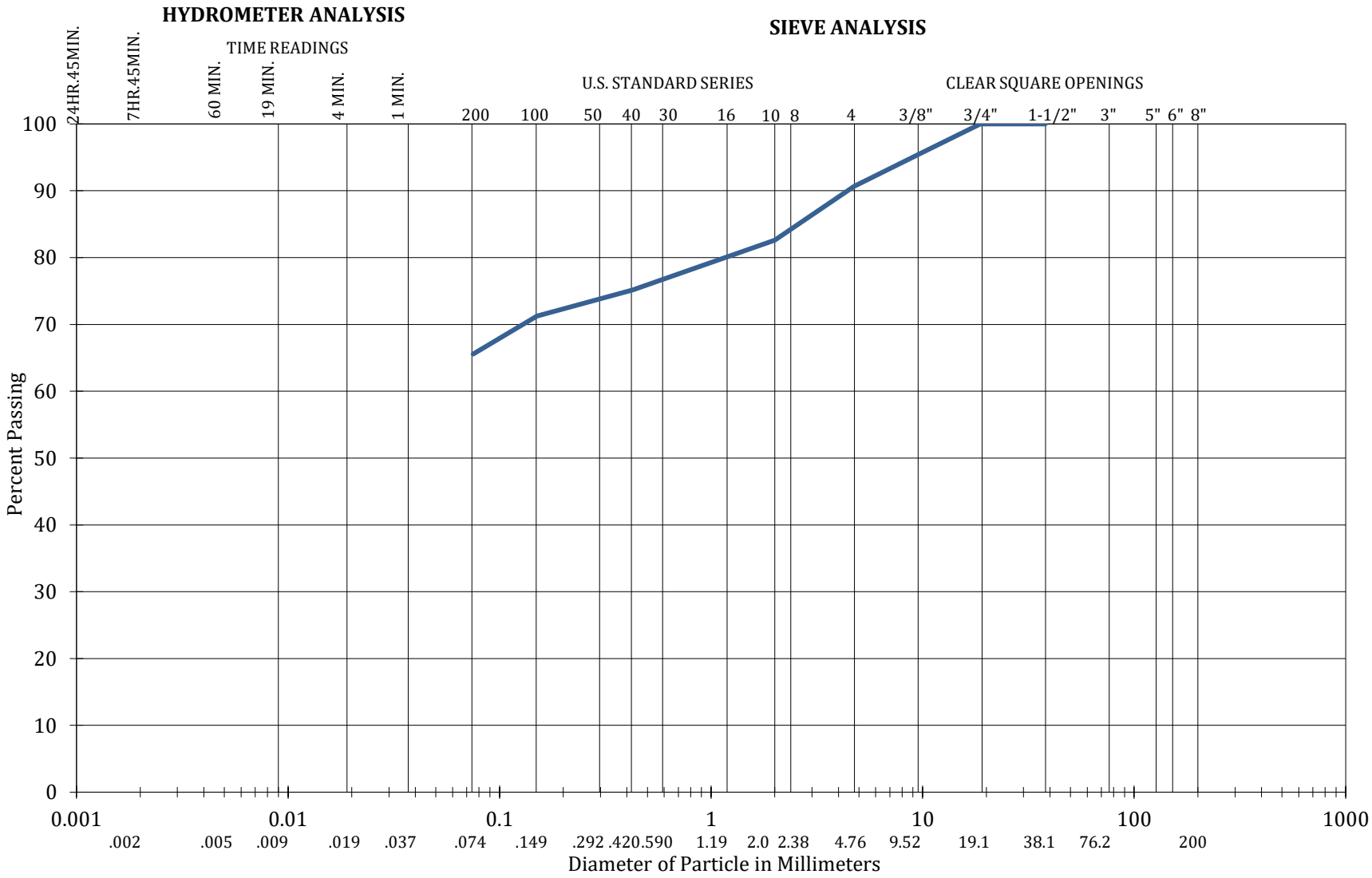
Moisture Content	
Wet Wt + Tare (g)	851.2
Dry Wt. + Tare (g)	754.8
Wt of Water (g)	96.4
Tare Wt. (g)	170.8
Dry Wt. (g)	584.0
Moisture Content	16.5%
Wash	
Wet Wt. + Tare (g)	851.2
Pre Wash Dry (g)	748.7
Post Wash Dry (g)	257.8
Tare Wt. (g)	170.4
Wt.Of Minus #200 =	490.9

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/7/2021

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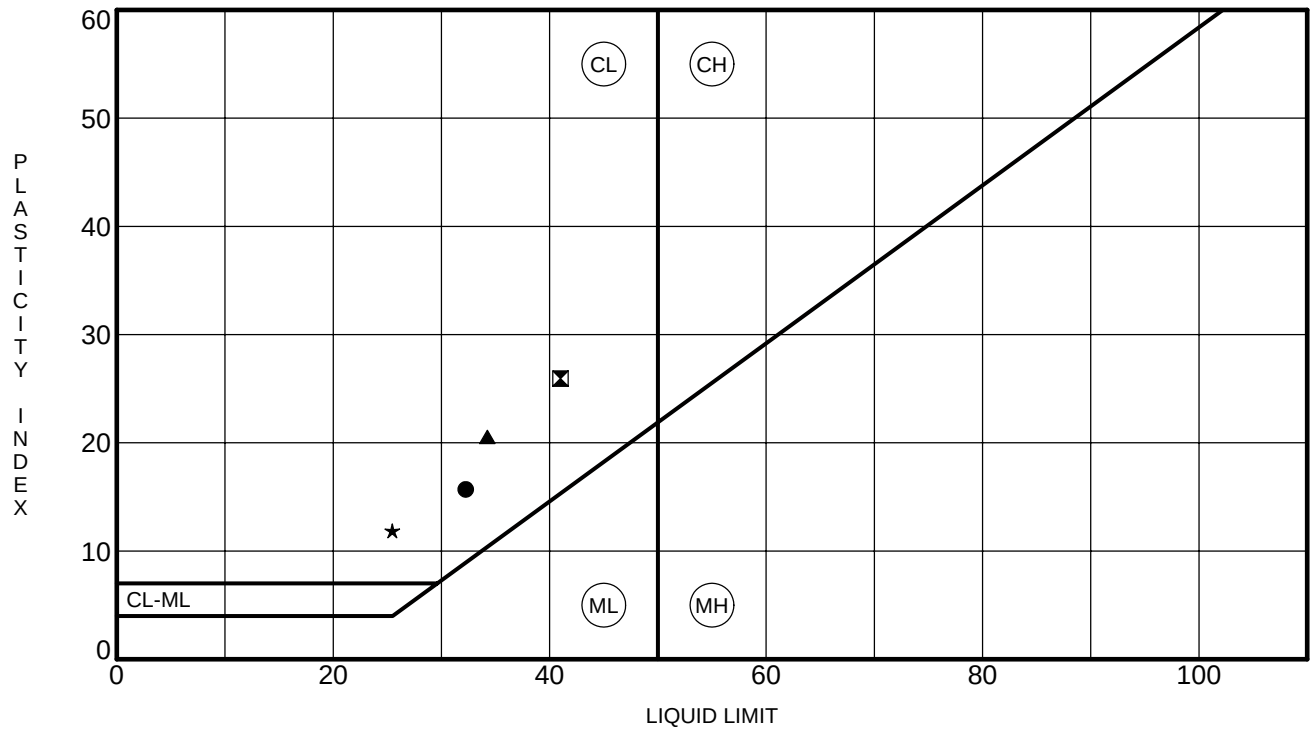
USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-11

Lot 58 Grand View Lodges



	Specimen Identification		LL	PL	PI	Fines	Classification
●	**TP-1**	**9.0**	**32**	**17**	**15**		
⊠	**TP-1**	**10.0**	**41**	**15**	**26**		
▲	**TP-1**	**25.0**	**34**	**14**	**20**		
★	**TP-1**	**27.5**	**25**	**14**	**11**		

Womack & Associates, Inc.
P.O. Box 12650
Jackson, WY 83002
Telephone: (307)733-7209
Fax:

ATTERBERG LIMITS' RESULTS

Project: TOJ - Snow King Water Tank

Location: Jackson, Wyoming

Number:

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
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APPENDIX D

Soil-Engineering Parameters

Engineering parameters for site soils were evaluated based on a variety of methods, including:

- direct laboratory testing (shear strength and consolidation),
- correlations with index tests,
- empirical relationships between SPT N-values and shear strength, and
- visual classification and empirical estimates.

Due to the chaotic and random nature of the soils (i.e., mixture of fine-grained and coarse-grained soils), collecting relatively undisturbed Shelby tube samples of the landslide debris during the drilling effort to perform shear tests and consolidation tests on was difficult. Therefore, very limited soil parameters for soil unit weight, consolidation values, and shear strength values were directly determined from their respective tests. Most of the samples that underwent lab testing were disturbed samples collected during SPT sampling, sonic drilling and test pit excavation, of which their results were used to estimate the soil parameters based on correlations. We submitted three relatively undisturbed Shelby tube samples to undergo consolidation and shear strength testing for the loess encountered at the site.

Since the landslide deposits are understood to cover a greater area than just Lot 57, we also included applicable soil parameters from our site exploration on the nearby Lots 53 And 58, soil parameters from Nelson Engineering for Lots 53 and 58, and soil parameters for a nearby project provided by Womack & Associates, Inc.

A discussion regarding the selection of soils parameters is found below.

Soil Unit Weight

Three consolidation tests were performed which produced dry unit weights, while two shear tests were performed which produced dry unit weights. These direct unit weight measurements, SPT blow counts, and observations made in the open test pits were used to estimate the in-situ unit weight of the soils. Estimated unit weights are presented below in Table D-1.

Table D-1: Estimated Soil Unit Weight Values

Soil Layer	Average Unit Weight (Pounds per cubic foot)
CL and ML – Lean Clay (Loess)	115
GC-GM,GC and SC– Clayey Gravel, Silty Clayey Gravel, Clayey Sand (Landslide Debris)	125

Consolidation Parameters

Coefficients of consolidation, C_c, were calculated based on the direct consolidated test results, as well as correlation methods recommended by Skempton (1944), Nagaraj and Murthy (1985), Wroth and Wood (1978), and Kulhawy and Mayne (1990). These calculation methods use index properties such as the Liquid Limit and the Plasticity Index to estimate the coefficients of consolidation. The results presented below are the average of all C_c, values calculated from the direct results and correlation calculations.

Table D-2: Estimated Coefficients of Consolidation

Soil Layer	Coefficient of Consolidation
CL - Loess	0.22
ML-Loess	0.17
GC – Landslide Debris	0.13
GM – Landslide Debris	-
SC – Landslide Debris	0.22

Strength Parameters

Internal Friction Angle (phi)

Strength parameters used in the slope stability model were selected by examining direct shear results, calculations based on SPT blow count values, as recommended by Hatanaka and Uchida (1996) and Schmertmann (1975), and calculated based on index properties as recommended by Duncan (1989). Minimum, maximum, and average internal friction angles (phi) are summarized in the table below.

Table D-3: Estimated Internal Friction Values (Degrees)

	Minimum	Maximum	Average	Standard Deviation	Selected phi
CL – Loess	19	59.8	40.4	9.6	35
ML – Loess	34	34	34	0	35
GC – Landslide Debris	20.9	60.4	47.9	6.3	40
GC-GM – Landslide Debris	26	59	44.3	9.4	40
SC – Landslide Debris	16	35	27.2	6.4	25

As summarized in the table above, the minimum and maximum calculated internal friction angles for a single soil layer sometimes varied by over 20-degrees. Therefore, internal friction angles were selected by reviewing all calculated values, as well as reviewing suggested values in Chapter 9 of the Pit Slope Manual (1982).

Soils that have undergone movement are assumed to be in a residual strength state; i.e., weaker than the strength of the soils prior to the movement. Though the published geologic maps and our observations in the field classified the origin of the soils as landslide debris, no direct shear zones were observed and no signs of previous shearing (i.e., slickensides) were observed. Additionally, loess, typically formed from windblown glacial silt, was observed overlying the landslide deposit, therefore it is assumed the landslide occurred prior to or during the Pinedale Glaciation approximately 10 to 30 thousand years ago. If the soils observed in the boreholes and test pits were once in a residual state following failure, it is assumed since their mobilization in the failure event, they have been naturally consolidating and therefore regaining strength. Therefore, residual shear strengths were not used for the slope stability model and peak shear strengths were used.

Cohesion

Cohesion was added to the material models in the slope stability model to avoid selecting slip surfaces representing the “infinite slope” solution. Cohesion values used in the slope stability models can be found in Appendix F.

Compression Index (C_c) Calculation Spreadsheet

Project	BH	Depth	LL	PL	PI	Consol Results	Compression Index (Cc)				Average	Median	Std Dev	Classification
Bear Development - Snow King Loop Lot 57	JG-05	8.5'-11'	39	14	25		0.26	0.24	0.34	0.34	0.30	0.30	0.05	CL
Bear Development - Snow King Loop Lot 57	JG-05	22'-25'	26	15	11		0.14	0.16	0.15	0.15	0.15	0.15	0.01	GC
Bear Development - Snow King Loop Lot 57	JG-05	35'-37'	NP	NP	NP		-	-	-	-	-	-	-	GM
Bear Development - Snow King Loop Lot 57	JG-06	3.5'-5'	38	19	19		0.25	0.24	0.26	0.26	0.25	0.25	0.01	CL
Bear Development - Snow King Loop Lot 57	JG-06	12.5'-14'	32	13	19		0.20	0.20	0.26	0.26	0.23	0.23	0.03	CL
Bear Development - Snow King Loop Lot 57	JG-06	20'-22'	18	14	4		0.07	0.11	0.05	0.05	0.07	0.06	0.03	GC
Bear Development - Snow King Loop Lot 57	JG-06	32.5'-35'	28	15	13		0.16	0.18	0.18	0.18	0.17	0.18	0.01	CL
Bear Development - Snow King Loop Lot 57	JG-07	5'-6'	31	20	11	0.17	0.19	0.19	0.15	0.15	0.17	0.17	0.03	CL
Bear Development - Snow King Loop Lot 57	JG-07	9'-10'	33	18	15	0.28	0.21	0.21	0.20	0.20	0.20	0.20	0.00	CL
Bear Development - Snow King Loop Lot 57	JG-07	17.5'-18'	29	15	14		0.17	0.18	0.19	0.19	0.18	0.19	0.01	CL
Bear Development - Snow King Loop Lot 57	JG-08	10'-12'	NP	NP	NP		-	-	-	-	-	-	-	GM
Bear Development - Snow King Loop Lot 57	JG-08	12.5'-14'	32	15	17		0.20	0.20	0.23	0.23	0.21	0.22	0.02	CL
Bear Development - Snow King Loop Lot 57	JG-09	7.5'-9'	17	16	1		0.06	0.11	0.01	0.01	0.05	0.04	0.04	GC
Bear Development - Snow King Loop Lot 57	JG-09	15'-17'	NP	NP	NP		-	-	-	-	-	-	-	GM
Bear Development - Snow King Loop Lot 57	TP-02	6'-7'	NP	NP	NP	0.17	-	-	-	-	-	-	-	ML
Bear Development - Snow King Loop Lots 53 and 58	JG-01	18-19	31	16	15		0.19	0.19	0.20	0.20	0.20	0.20	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	27-29	28	16	12		0.16	0.18	0.16	0.16	0.17	0.16	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	54.5-57	33	15	18		0.21	0.21	0.24	0.24	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	67-69	26	16	10		0.14	0.16	0.14	0.14	0.14	0.14	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	72.5-75	38	17	21		0.25	0.24	0.28	0.28	0.26	0.27	0.02	CL
Nelson 53&58	BH5	23'-28'	29	4	25		0.17	0.18	0.34	0.34	0.26	0.26	0.09	SC
Nelson 53&58	BH5	37'-41'	28	12	16		0.16	0.18	0.22	0.22	0.19	0.20	0.03	SC
Nelson 53&58	BH6	22'-23'	33	15	18		0.21	0.21	0.24	0.24	0.23	0.23	0.02	CL
Nelson 53&58	BH6	52'-53'	25	11	14		0.14	0.16	0.19	0.19	0.17	0.17	0.03	CL
Womack Water Tank	TP-1	9	32	17	15		0.20	0.20	0.20	0.20	0.20	0.20	0.00	CL
Womack Water Tank	TP-1	10	41	15	26		0.28	0.26	0.35	0.35	0.31	0.32	0.05	CL
Womack Water Tank	TP-1	25	34	14	20		0.22	0.21	0.27	0.27	0.24	0.24	0.03	CL
Womack Water Tank	TP-1	27.5	25	14	11		0.14	0.16	0.15	0.15	0.15	0.15	0.01	CL

Phi Calculation Spreadsheet

Shear Strength Correlation Summary - Peak Friction Angle

					Hatanaka and Uchida (1996)	Schmertmann (1975)					Duncan, 1989			
Project	BH	Sample	Depth (ft)	(N1)60	Peak Phi (N160)	Peak Phi (N160)	Phi (Direct Shear)	LL	PI	Overburden	Peak Phi	lassificatio	Unit Weight (pcf)	Cohesion
Bear Dev - 57	JG-05	D4	8.5	22	41	47		39	25	2371	19	CL	120	0
Bear Dev - 57	JG-05	D12	22	-	-	-		26	11	-	26	GC-GM		0
Bear Dev - 57	JG-05	D14	28.5	76	59	58		-	-	4871		GC-GM	125	0
Bear Dev - 57	JG-05	D19	36.5	19	40	42		-	-	5871		GC-GM	125	0
Bear Dev - 57	JG-06	D2	3.5	-				38	19	-	22	CL		0
Bear Dev - 57	JG-06	D3	6.5	31	45	52		-	-	2421		CL	115	0
Bear Dev - 57	JG-06	D6	11.5	12	36	39		-	-	2996		CL	115	0
Bear Dev - 57	JG-06	D8	12.5	-				32	19	-	22	CL		0
Bear Dev - 57	JG-06	D9	16.5	26	43	48		-	-	3571		CL	115	0
Bear Dev - 57	JG-06	D12	20	-				18	4	-	31	GC		0
Bear Dev - 57	JG-06	D13	21.5	26	43	47		-	-	4171		GC	120	0
Bear Dev - 57	JG-06	D15	26.5	66	56	57		-	-	4796		GC	125	0
Bear Dev - 57	JG-06	D18	31.5	54	53	55		-	-	5421		GC	125	0
Bear Dev - 57	JG-06	D19	32.5	-				28	13	-	24			0
Bear Dev - 57	JG-06	D21	36.5	18	39	41		-	-	6021		CL	120	0
Bear Dev - 57	JG-07	D-1	2.5	2	26	21		-	-	2446		GC	110	0
Bear Dev - 57	JG-07	D-2	5	5	30	30		31	11	2721	26	CL	110	0
Bear Dev - 57	JG-07	D-3	7.5	3	28	25		-	-	2996		CL	110	0
Bear Dev - 57	JG-07	D-4	10	32	45	51	30	33	15	3296	23	CL	120	379
Bear Dev - 57	JG-07	D-5	12.5	36	47	52		-	-	3596		CL	120	0
Bear Dev - 57	JG-07	D-6	15	23	41	46		-	-	3896		CL	120	0
Bear Dev - 57	JG-07	D-7	17.5	82	60	59		29	14	4140	23	GC	125	0
Bear Dev - 57	JG-07	D-8	19.5	31	45	49		-	-	4459		GC	125	0
Bear Dev - 57	JG-08	D-1	2.5	15	37	42		-	-	2589		CL	110	0
Bear Dev - 57	JG-08	D-2	5	25	42	48		-	-	2876		GC-GM	115	0
Bear Dev - 57	JG-08	D-3	7.5	23	41	46		-	-	3164		GC-GM	115	0
Bear Dev - 57	JG-08	D-4	10	31	45	50		-	-	3451		GC-GM	115	0
Bear Dev - 57	JG-08	D-5	12.5	21	41	45		32	17	3739	22	CL	115	0
Bear Dev - 57	JG-08	D-6	15	23	42	46		-	-	4026		CL	115	0
Bear Dev - 57	JG-08	D-7	17.5	23	42	46		-	-	4314		CL	115	0
Bear Dev - 57	JG-08	D-8	19	79	60	59		-	-	4423		CL	125	0
Bear Dev - 57	JG-09	D-1	2.5	9	34	36		-	-	2677		GC	110	0
Bear Dev - 57	JG-09	D-2	5	21	41	46		-	-	2964		GC	115	0
Bear Dev - 57	JG-09	D-3	7.5	24	42	47		17	1	3252	35	GC	115	0
Bear Dev - 57	JG-09	D-4	10	28	44	49		-	-	3539		GC	115	0
Bear Dev - 57	JG-09	D-5	12.5	31	45	50		-	-	3827		GC	115	0
Bear Dev - 57	JG-09	D-6	15	34	46	51		-	-	4139		GC	125	0
Bear Dev - 57	JG-09	D-7	17.5	50	52	55		-	-	4443		GC	125	0
Bear Dev - 57	JG-09	D-8	19	78	60	59		-	-	4558		GC	125	0
Bear Dev - 57	TP-02			-	-	-	34	-	-	-		ML	115	144
Bear Dev - 538.58	JG-01	D-8	18	--	--	--		31	15		34	CL	115	0
Bear Dev - 538.58	JG-01	D-12	27	38	47	53		28	12		35	CL	115	0
Bear Dev - 538.58	JG-01	D-17	37	94	63	60				4300		GC	120	0
Bear Dev - 538.58	JG-01	D-26	47	84	61	59						GC	120	0
Bear Dev - 538.58	JG-01	D-27	54.5	--	-	-		33	18		32	CL	115	0
Bear Dev - 538.58	JG-01	D-31	67	56	53	54						CL	115	0
Bear Dev - 538.58	JG-01	D-32	67	--	-	-		26	10		36	CL	115	0
Bear Dev - 538.58	JG-01	D-36	72.5	--	-	-		38	21		31	CL	115	0
Bear Dev - 538.58	JG-01	D-39	80	35	47	48						GC	120	0
Nelson 538.58	BH5	-	23	-	-	-		29	25		35	SC	115	0
Nelson 538.58	BH5	-	37	-	-	-		28	16		30	SC	115	0
Nelson 538.58	BH6	4	22	15	32	-		33	18		32	CL	108.3	0
Nelson 538.58	BH6	11	52	-	-	-	37	25	14		30	CL	115	0
Nelson 538.58	BH4	1	9	79	60	-						GC	120	0
Nelson 538.58	BH4	2	14	50	52	-						GC	125	0
Nelson 538.58	BH4	3	38	92	62	-						ML	110	0
Womack Water Tank	TP-1	-	9		-	-		32	15		34	CL	110	0
Womack Water Tank	TP-1	-	10		-	-		41	26		30	CL	110	0
Womack Water Tank	TP-1	-	25		-	-		34	20		31	CL	110	0
Womack Water Tank	TP-1	-	27.5		-	-		25	11		36	CL	110	0

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APPENDIX E

Calculations

Settlement Methodology

The settlement calculations assume the soil layer of concern comprises 100% compressible soil by volume. Though, some soils at the site only partially comprise the fine-grained soils by mass, as described in the borehole logs. Based on lab testing and visual classification, the clayey gravels and silty gravels contain a maximum of 40% fines by mass. To convert the assumed mass to volume, we have used a scaling factor of 1.25, resulting in an assumed percent fines by volume of 50%.

Because the settlement is anticipated to only occur in the potentially compressible, fine-grained soils, the total settlement calculation was reduced by 50%.

Lateral Pressures Methodology

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 "Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments" and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. For our calculation of the seismic coefficient (k_s), we used an average wall height of 15' to account for the estimated foundation wall height of the building, and since the foundation wall is considered a ductile system with negligible allowable displacement, we used a ductility factor (r) value of 0.5 (FHWA, 2011). In summary, the seismic coefficient (k_s) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGAm) and a selected ductility factor based on the project requirements.

As the design progresses, close coordination with the structural engineer is recommended to ensure the assumptions above correspond with the design of the structure. If assumption above do not match the design requirements, additional analyses will be required.

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value CL
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

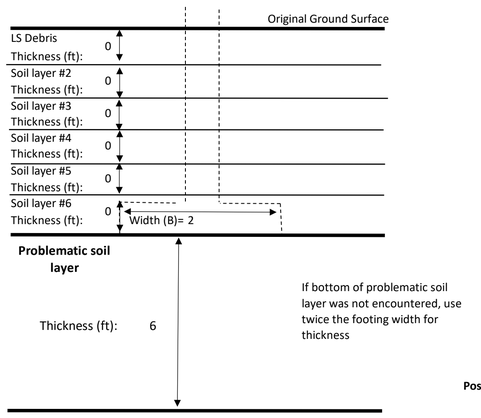
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay Loess		
	Source of Soil Properties: GCI Lab Data		
	Dry unit Weight:	79.4	pcf
	Moisture Content:	17.9%	
	Moist unit weight:	93.6	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	1.129	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.17	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight		**PCF**
LS Debris	Thickness		**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	93.6	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		281	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	3	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	280.8	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv_f):	1884.0	
Change in presure at soils element:	1603	psf
$(\sigma v_f)/(\sigma v_0)$	6.709	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.827	
$1+e_0$	2.129	
$H_0/(1+e_0)$	2.818	
Inches per foot:	12	
Settlement:	4.75	inches

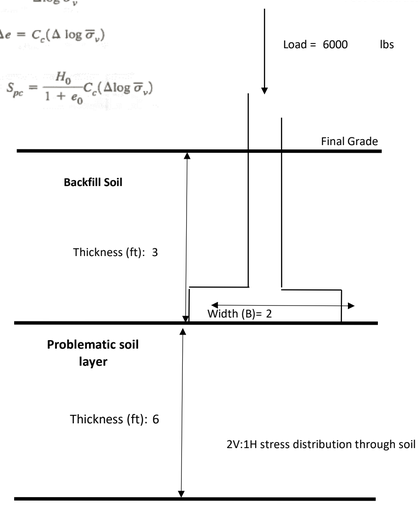
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1 + e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \overline{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \overline{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1 + e_0} C_c(\Delta \log \overline{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1 + e_0} C_c(\log \overline{\sigma}_{v_f} - \log \overline{\sigma}_{v_e}) = \frac{H_0}{1 + e_0}(C_c)\log\left(\overline{\sigma}_{v_f}/\overline{\sigma}_{v_0}\right)$$

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value for GC
Scenario: Directly on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

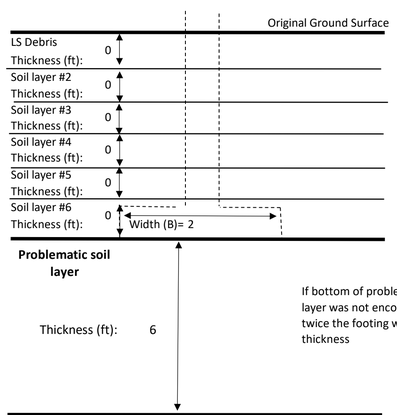
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Clayey Silty Gravel		
	Source of Soil Properties: GCI Lab data		
	Dry unit Weight:	125	pcf
	Moisture Content:	7.0%	
	Moist unit weight:	133.8	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.13	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight		**PCF**
LS Debris	Thickness		**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		375	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	3	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	375.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv_f):	1978.2	
Change in presure at soils element:	1603	psf
$(\sigma v_f)/(\sigma v_0)$	5.275	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.722	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	4.74	inches

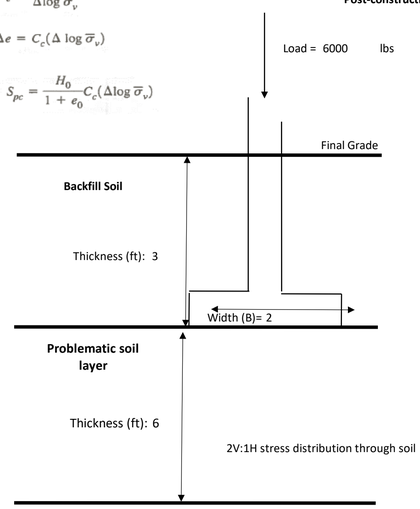
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \overline{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \overline{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \overline{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \overline{\sigma}_{v_f} - \log \overline{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log(\overline{\sigma}_{v_f}/\overline{\sigma}_{v_o})$$

Note: Maximum % fines by mass 40%. Scaling factor of 1.25 used to assume volume of fines, resulting in 50%.

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Project Bear Dev. Project No. 23072

Calculated By _____ Date _____

Sheet K_S Determination for Lateral Pressures

Known:

$F_v = 1.5$

$S_1 = 0.336$

$K_{max} = 0.545$

$H = 15'$ Basement Walls

$PGA = 0.454$

$F_a = 1.2$

- $\beta = F_v S_1 / K_{max}$

$\beta = 1.5(0.336) / 0.545$

$\boxed{\beta = 0.92}$

- $\alpha = 1 + 0.01(H)[(0.5\beta) - 1]$

$\alpha = 1 + 0.01(15)[(0.5)(0.92) - 1]$

$\boxed{\alpha = 0.919}$

- $K_{AV} = \alpha K_{max}$

$K_{AV} = 0.919(0.545)$

$\boxed{K_{AV} = 0.501}$

$K_S = r K_{AV}$

Assumed $r = 0.5$ for Ductile System with Negligible Allowable Displacements

$K_S = 0.5(0.501)$

$\boxed{K_S = 0.25}$

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APPENDIX F

Slope-Stability Analysis

Slope-Stability Analysis

Methodology

1. **Analyses:** Slope stability analyses were performed using the SLOPE/W stability module of GeoStudio 2023.1.2 version 23.1.2.11, produced by Bentley Systems. The Morgenstern-Price limit equilibrium method, which takes into consideration moment and force equilibrium, was used to analyze slope stability.

   Based on the existing and proposed geometry of the project and the mapped geology, we determined the project area may be subject to potential failure. Therefore, we evaluated the cross-section for existing conditions, proposed conditions, and seismic proposed conditions scenarios.

2. **Geometry:** One cross section for the project was analyzed: Cross section C-C' (Figure 5). Cross section location is shown in Figure 2. Based on Cross section C-C', we included geometry for the existing conditions at the site, proposed conditions, and proposed conditions including seismic forces. The proposed conditions models also include estimated foundation loads for each housing unit based on preliminary plans provided to Jorgensen. We based the external existing geometry on topographic data collected by Jorgensen Associates, Inc. and supplemental topographic data provided by Teton County, 2015, proposed finished grade elevations were taken for the preliminary design documents provided by Hoyt Architects, and we based the internal geometry (material boundaries within the slope) on the results of the subsurface exploration (i.e., borehole and test pit logs), statistical correlations based on published literature, geologic conditions, and our experience with similar soils in the area.

   Subsurface conditions at the site were dominated by chaotically deposited landslide debris consisting of fine-grained Lean Clay (CL) and coarse-grained Clayey and Silty Gravels and (GC-GM) and Clayey Sands (SC). Often, soil layers identified in the SPT samples didn't correspond to similar soil layers at similar depths in the other boreholes indicating the soil layers were not continuous. To create a subsurface soil model with continuous soil layers, the discrete soil samples were interpolated and often combined between boreholes. Where discrete soil samples of different soil types were combined, an average phi value and unit weight of the combined samples was applied to the entire soil layer.

3. **Materials:** We estimated the shear strength parameters used in the analyses based on correlation to index tests and direct shear testing, as well as direct shear testing from the previous Geotechnical Investigation Report from July 2021, provided by Nelson Engineering. See the discussion in Appendix D regarding development of the soil-engineering parameters applied to the soil layers. Final parameters used in the stability analysis are summarized below in Table F-1.

   Where two separate soil classifications were combined to one layer (i.e., GC and CL), a unit weight and phi angle were selected using a "weighted average" approach; the boreholes shown on figure 5 were reviewed and depending on the soil shown in each borehole, a weighted average value was estimated.

   We used a Mohr-Coulomb strength model to define the soil parameters. Two parameters are used to describe this strength model: cohesion (c) and friction angle (φ). Cohesion is the soil's shear strength at zero overburden stress, and the friction angle expresses the relationship between overburden stress and shear stress. Mathematically, the shear strength is defined by the equation: $\tau = c + \sigma_n \tan(\varphi)$, where τ is the shear strength and σ_n represents the overburden stress. We used effective stress parameters as the overall soils are anticipated to drain well.

Table F-1: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Construction Fill	125	50[1]	38
Landslide Debris GC/GM/SC	120	50	40
Loess – CL/ML	113	50[1]	36

1. Cohesion added where infinite slope stability failures occurred

4. **Phreatic Surface:** Groundwater was not encountered during the subsurface exploration for Lot 57. Groundwater conditions depicted in the models are based on groundwater observations at the nearby Lots 53 and 58 at an approximate depth of 30-feet below the ground surface. It is important to note, the subsurface exploration occurred during a time of year when peak groundwater conditions are assumed to have already occurred, implying potential peak groundwater conditions are *not* shown in the model and are unknown.

5. **Seismicity:** The post-construction scenario was evaluated in a seismic condition. Based on the ReMi and MASW results provided by Atlas Geophysics and direct shear testing data in the previous Nelson Engineering Site Investigation Report, the site is categorized as Site Class C – Very Dense Soil and Soft Rock. Seismicity was incorporated into the model using a pseudo-static limit equilibrium analysis approach where inertial forces from seismic accelerations were applied statically to the model. Seismic loads have been applied to the critical slip surface determined by static analysis for the post construction scenario, as it is assumed to be the most stressed region within the slope (Abramson et al., 2002). A seismic coefficient (k_s) of 0.25 was applied to Cross section C-C'.

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 "Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments" and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. In summary, the seismic coefficient (k_s) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGAm) and a selected ductility factor based on the project requirements. Additionally, a seismic FS of 1.1 was used because it is assumed the system's allowable total permanent seismic deformation is negligible.

$$\beta = F_v \cdot S_1 / PGA_m$$

$$\alpha = 1 + 0.01H[(0.5\beta) - 1]$$

$$k_s = r^* \, PGA_m * \alpha$$

Where:

- $\beta = 0.92$
- $F_v = 1.5$
- $S_1 = 0.336$
- PGA_m (k_{max}) = 0.545
- α is equal to 0.838 for the C-C' seismic model.
- *H* is equal to the height of the critical slip surface; we used a conservative value of 15' for the C-C' seismic model

- r = 0.5. A value of 0.5 is used in calculating k_s when dealing with ductile systems (i.e., soils with no rigid structures) with allowable permanent seismic deformation of up to 2-inches (i.e. negligible displacement).
- Corresponding minimum factor of safety is 1.1

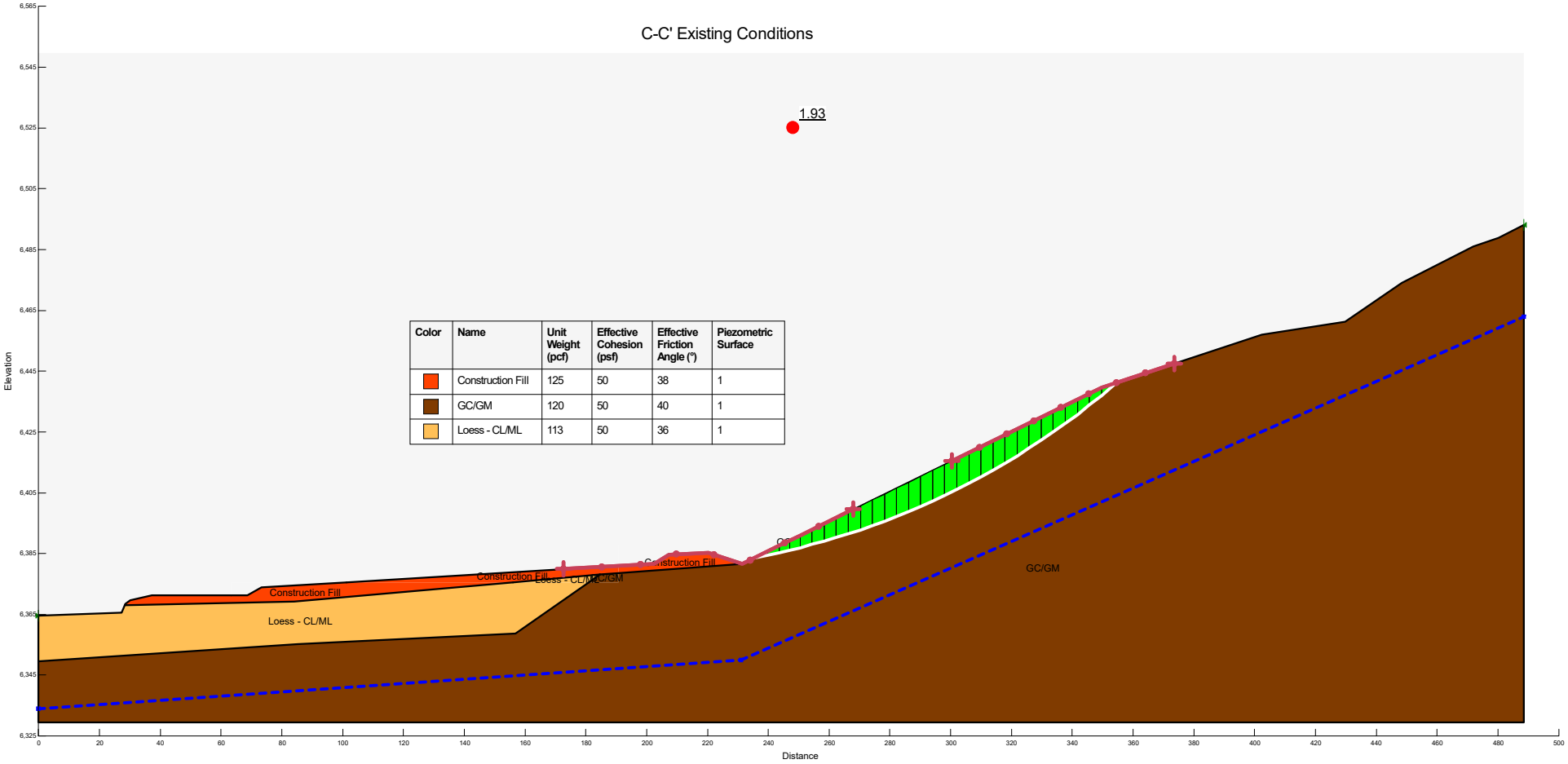
We calculated a ks value of 0.25, which we applied to our C-C' seismic model.

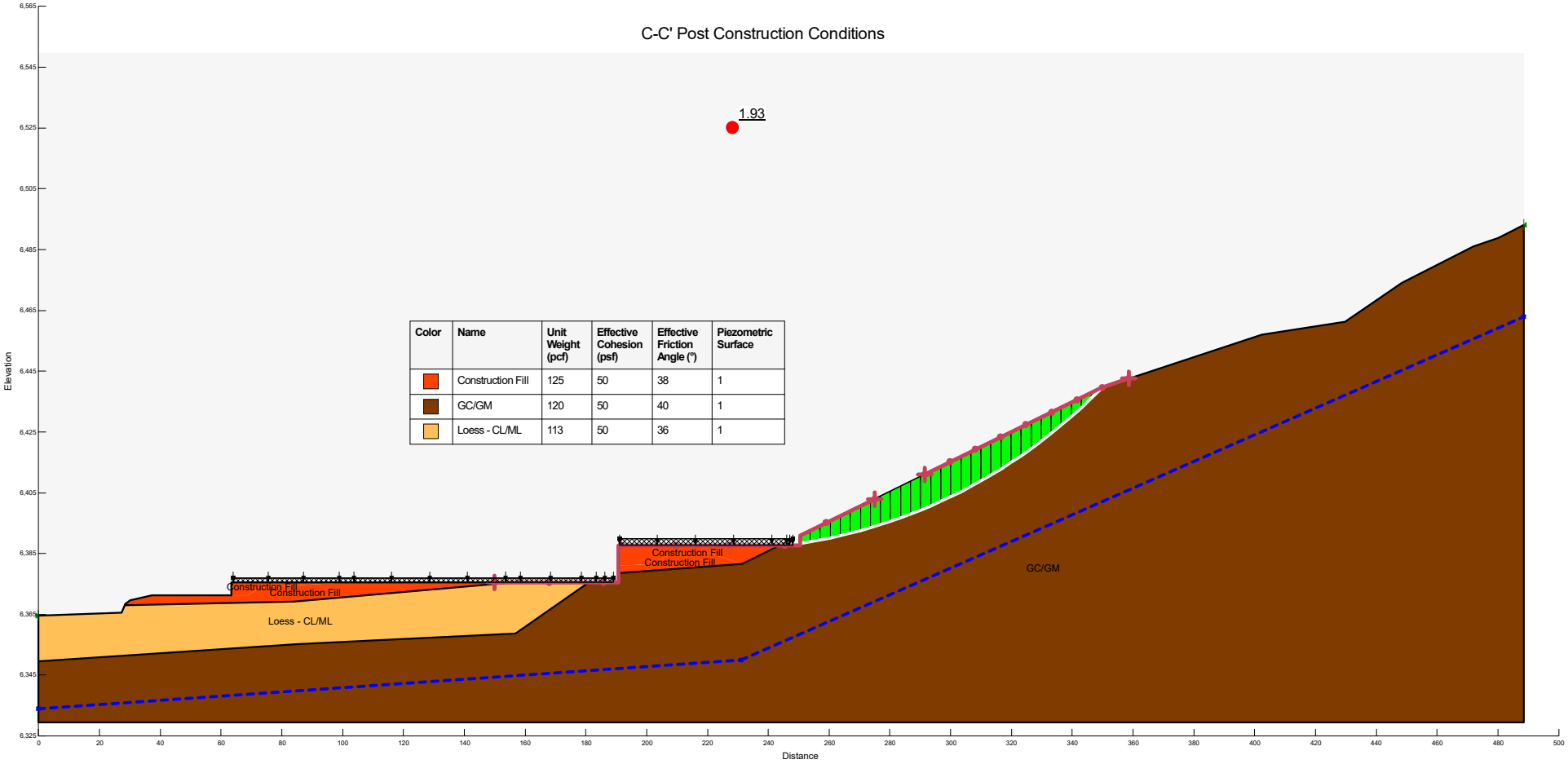
As the design progresses, close coordination with the structural engineer is recommended to ensure the assumptions above correspond with the design of the structure. If assumption above do not match the design requirements, additional analyses will be required.

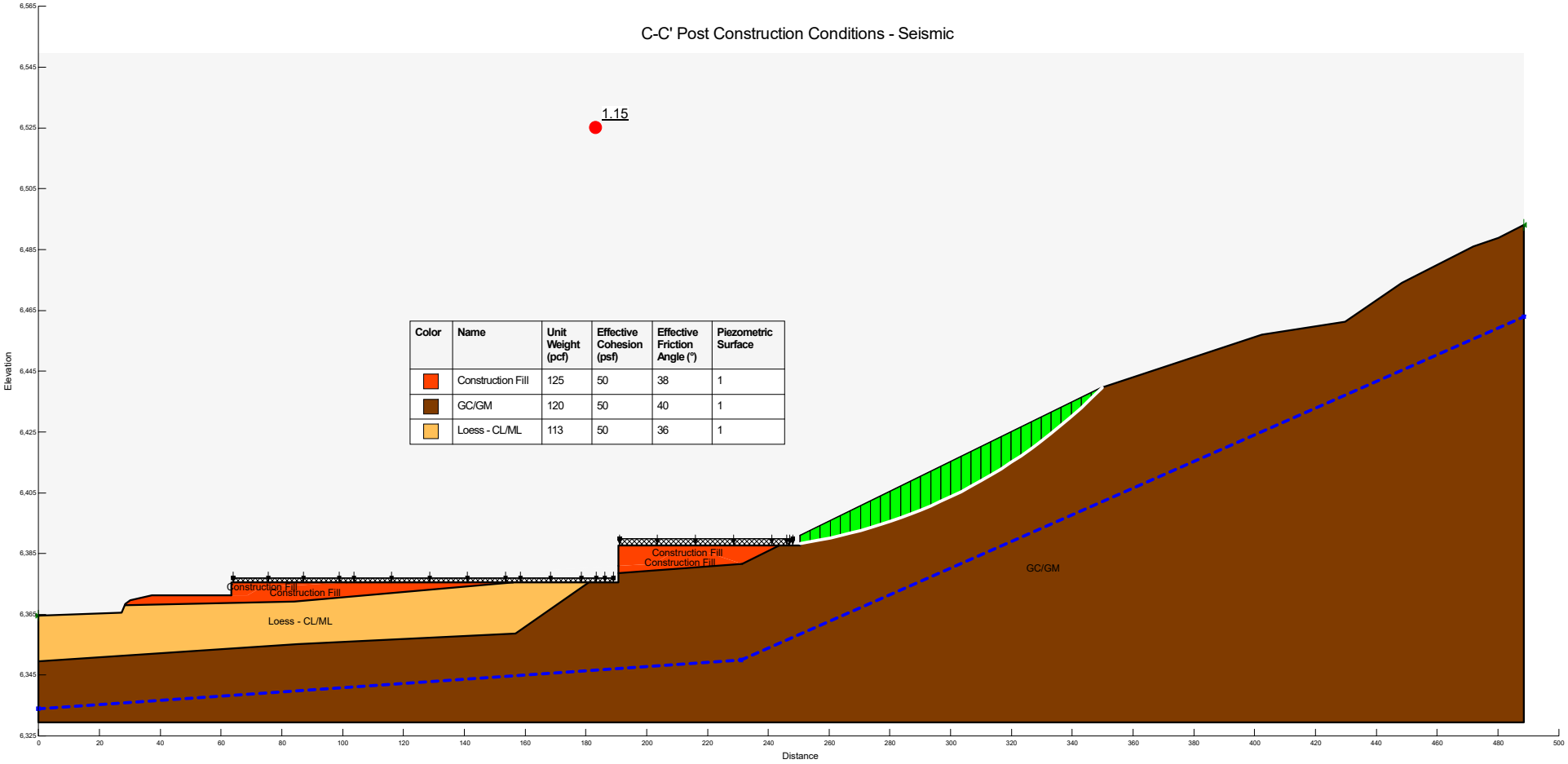
Surcharge Loads: Typical foundation loads were incorporated into the model, based on data in Section 1806 of the IBC, 2021. We use a distribution surcharge load of 2,000 psf to account for the weight of any structures within the model.

Results

We summarize factor of safety (FS) results for each cross section and analysis in Section 4.1 of the Report. The figures that follow are the output from each analysis. The critical slip surface and factor of safety are shown. Output files, reports, convergence data, or other data from Geostudio may be made available upon request.


C-C' Existing Conditions
1.93
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Loess - CL/ML
GC/GM
Elevation
Distance

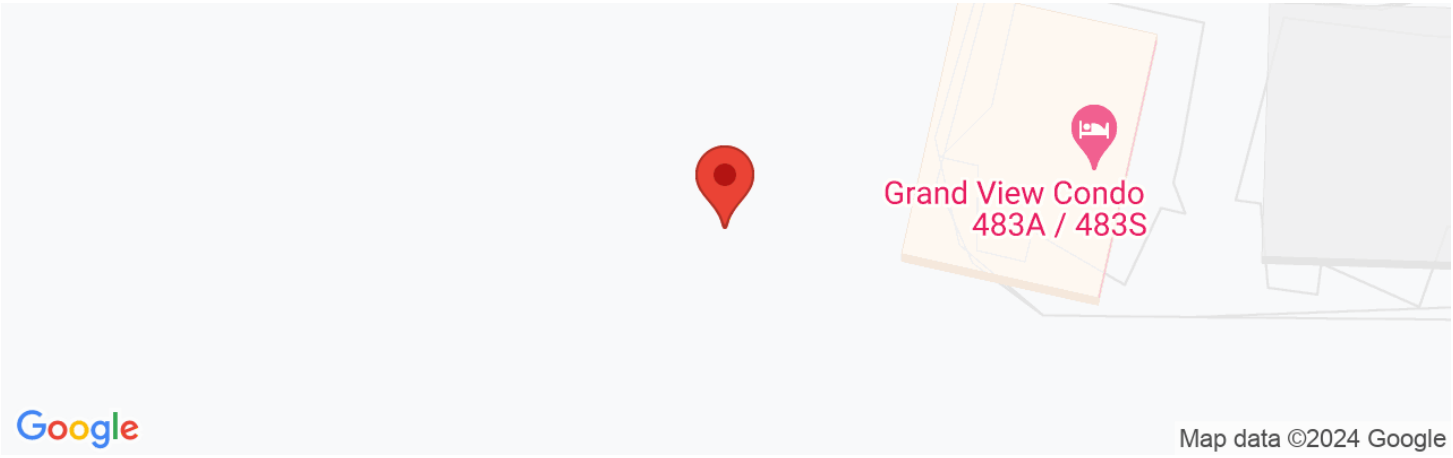

C-C' Post Construction Conditions
1.93
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Construction Fill
Construction Fill
Construction Fill
Loess - CL/ML
GC/GM
Elevation
Distance
6,565
6,545
6,525
6,505
6,485
6,465
6,445
6,425
6,405
6,385
6,365
6,345
6,325
0
20
40
60
80
100
120
140
160
180
200
220
240
260
280
300
320
340
360
380
400
420
440
460
480
500


C-C' Post Construction Conditions - Seismic
1.15
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Construction Fill
Construction Fill
Construction Fill
Loess - CL/ML
GC/GM
Elevation
Distance
6,565
6,545
6,525
6,505
6,485
6,465
6,445
6,425
6,405
6,385
6,365
6,345
6,325
0
20
40
60
80
100
120
140
160
180
200
220
240
260
280
300
320
340
360
380
400
420
440
460
480
500

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

OSHPD

Latitude, Longitude: 43.47198215, -110.75457259



Date	05/01/2024, 14:07:21
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S_S	1.025	MCE_R ground motion. (for 0.2 second period)
S_1	0.337	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.23	Site-modified spectral acceleration value
S_{M1}	0.506	Site-modified spectral acceleration value
S_{DS}	0.82	Numeric seismic design value at 0.2 second SA
S_{D1}	0.337	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.5	Site amplification factor at 1.0 second
PGA	0.454	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.545	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.025	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.146	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.901	Factored deterministic acceleration value. (0.2 second)
S1RT	0.337	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.375	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.725	Factored deterministic acceleration value. (1.0 second)
PGAd	0.662	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA_{UH}	0.454	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.895	Mapped value of the risk coefficient at short periods

Type	Value	Description
C_{R1}	0.9	Mapped value of the risk coefficient at a period of 1 s
C_V	1.105	Vertical coefficient

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Project Bear Dev. - Lot 57 Project No. 23072
Calculated By JBJ Date 1/23/2024
Sheet 1/2

k_s Determination

U.S. Seismic Design maps - Structural Engineers Association of California Design Code Reference Document - ASCE 7-16

Risk Category II
Site class C - Very Dense Soil + Soft Rock

FHWA (2011)

$$k_{max} = f_{pga} \cdot PGA \quad (6\text{-}1)$$

$PGA = 0.454$
$F_{PGA} = 1.2$

$$k_{max} \text{ or } PGA_m = 1.2(0.454) = \underline{0.545}$$

$$k_{av} \text{ or MHA (maximum Average Horizontal Acceleration)} = \alpha \cdot k_{max} \quad (6\text{-}2)$$

where: $\alpha = 1 + 0.01(H)[(0.5\beta)-1]$ (6-3)

where: $\beta = f_v \cdot S_1 / k_{max}$ (6-4)

where: $f_v = 1.5$
$S_1 = 0.336$
$k_{max} = 0.545$

$\beta = (1.5)(0.336) / 0.545$

$\boxed{\beta = 0.92}$

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Project Bear Dev. Lot 57 Project No. 23072
Calculated By JBJ Date 1/23/2024
Sheet 2/2

α Determination:

$\beta = 0.92$
$H = 15'$

$\alpha = 1 + 0.01(15)[0.5(0.92) - 1]$ (6-3)

$\boxed{\alpha = 0.919}$

k_{av} Determination:

$\alpha = 0.919$
$k_{max} = 0.545$

$k_{av} = 0.919(0.545)$

$\boxed{k_{av} = 0.501}$

k_s Determination:

$k_{av} = 0.501$ (6-5)

$r = 0.5$ (assuming allowable permanent Seismic Deformation is negligible).

$k_s = 0.5(0.501)$

$\boxed{k_s = 0.25}$

Minimum factor of Safety of 1.1 using r of 0.5 assuming negligible allowable permanent Seismic Deformation

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July 24, 2024

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT: ADDENDUM No. 1 ADDITIONAL SLOPE STABILITY ANALYSIS, SNOW KING LOOP LOT 57, TETON COUNTY, WYOMING
PROJECT NUMBER: 23072

Dear Mr. Orthmann

We are pleased to present this addendum to the Geotechnical-Engineering Report (Report) for the proposed development at Lot 57 on Snow King Loop in Teton County, Wyoming. The original Report for Lot 57 was prepared and issued by this office on January 25, 2024. Per Section 2.0 of the Report, the project was in the early stages of design with our understanding that architectural plans could be subject to change, and additional slope stability analysis would be performed as the design progressed.

The purpose of this addendum is to provide additional slope stability analyses based on updated finished floor elevations for the proposed structures based on plan provided by Northworks dated May 23, 2024. The original Geotechnical-Engineering Report and this addendum should not be treated as stand-alone documents but rather be saved and transmitted to all members of the project team together. The additional slope stability analysis presented in this Addendum supersedes the original slope stability analyses presented in the original Report.

Project Background
At your request, Jorgensen Geotechnical (JG) drilled five (5) boreholes and excavated three (3) exploratory test pits for Lot 57 as part of the original geotechnical subsurface exploration. The purpose of the exploration was to bracket the proposed building locations. We identified two primary soil types at the proposed building locations: landslide debris and loess. The landslide deposits we encountered consist clayey gravels, lean clays, sandy gravels and exhibited chaotic deposition. Borehole data from Nelson engineering and MASW plots from Atlas Geophysics were incorporated into our subsurface characterization.

The original Report for Lot 57 recommended engineered aggregate piers (EAPs) or reinforced fills as soil improvement methods to reduce the risk of future potential settlement. It is our understanding that the design team elected to use EAPs for the proposed structures.

Slope Stability Analysis
The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed one set of geometry for global slope stability taken from cross sections C-C'. All soil parameters used in this updated slope stability analyses remained consistent with the original Report; the only alteration to this updated slope stability model is the new finished floor elevations (i.e., external geometry). Refer to Appendix F of the original Geotechnical Engineering Report for general methodology of the slope

stability analyses including internal and external geometry, materials, phreatic surfaces, seismicity, and surcharges of each model. Table 1 presents the updated finish floor elevation for each structure based on the Northworks plans.

Table 1: Adjusted Finish Floor Elevations

Location	Finish Floor Elevation, ft
Lot 57 (South)	6402
Lot 57 (North)	6371

Results of the updated stability analyses are summarized in Table 2. The attached models show the output of the stability model for Cross-Section C-C'. Preconstruction slope stability results are not presented, as those are unchanged from the original Geotechnical Engineering Report.

Table 2: Lot 57 Slope Stability Analysis Results

Cross section	Analysis	FS
C-C'	Post-construction	1.96
	Post-Construction Seismic	1.16

Results

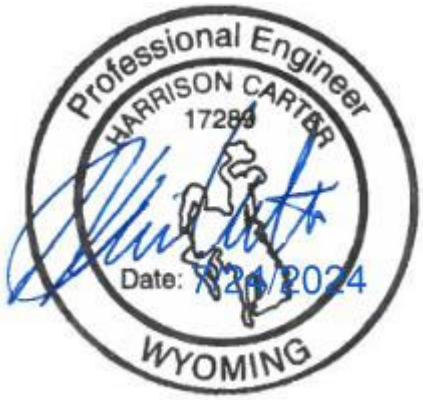
Factors of Safety (FS) with the updated finish floor elevations were 1.96 in static conditions, above the 1.5 threshold for residential construction. Post-construction seismic conditions indicate factors of safety of 1.16, above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

Limitations
This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No other warranty is made or implied.

If you have any questions about this letter, or if we may provide other services to you, please contact us.

Respectfully submitted,

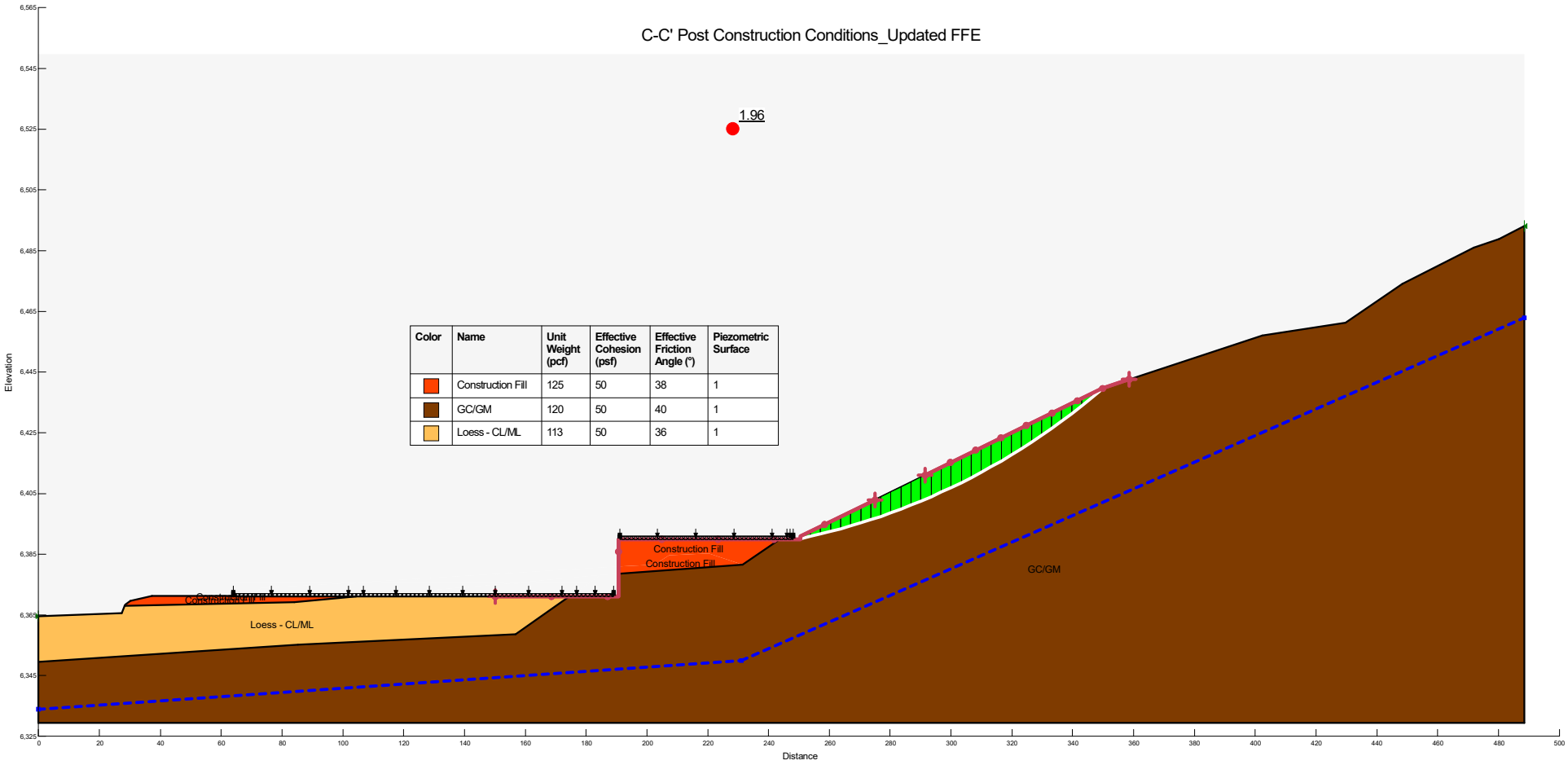
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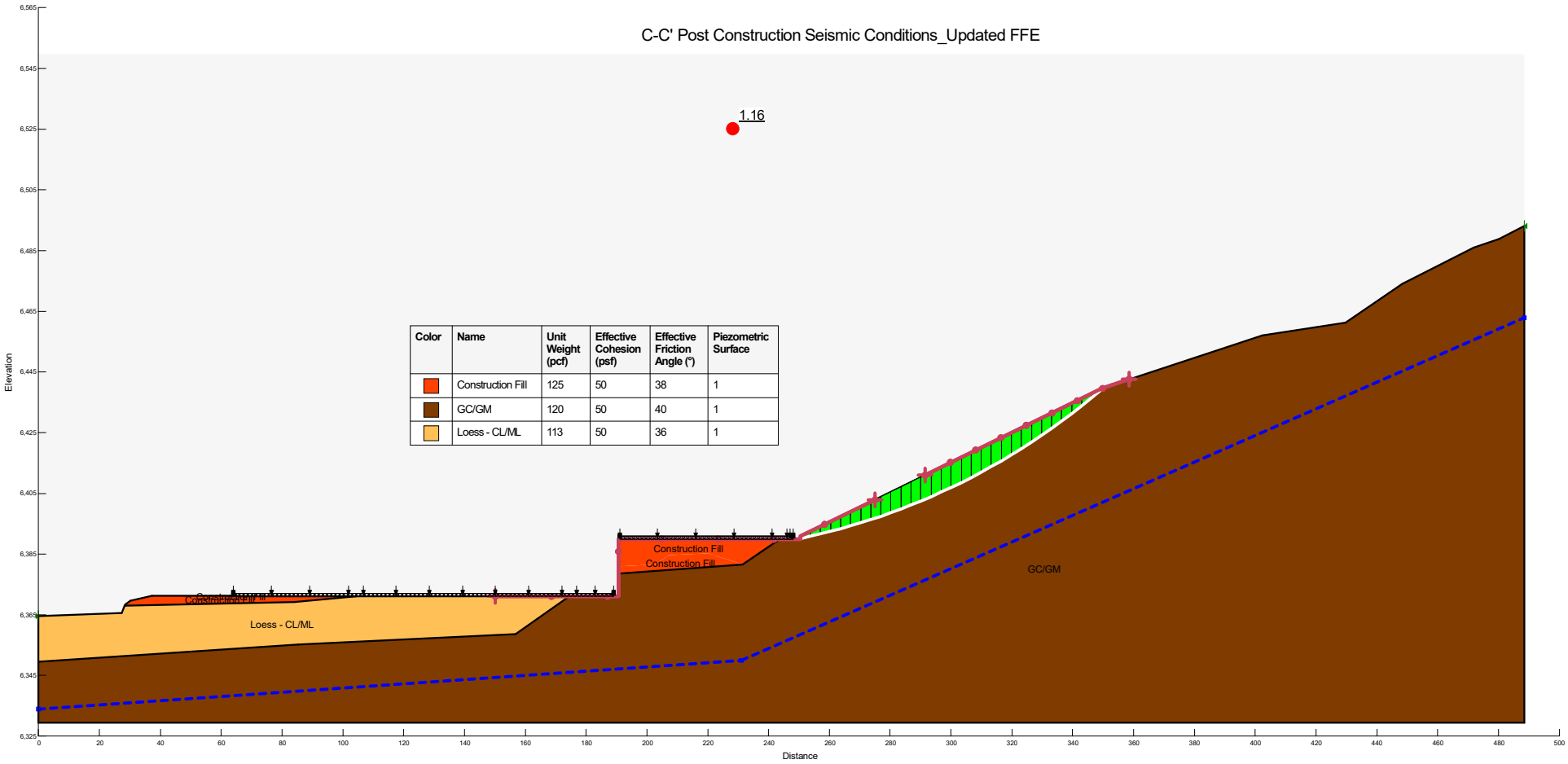


Nick Annala, E.I.
Geotechnical Design Engineer Technician

Harrison Carter, P.E.
Geotechnical Engineering Manager

Attached:
Slope Stability Models


C-C' Post Construction Conditions_Updated FFE
1.96
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Construction Fill
GC/GM
Loess - CL/ML
Elevation
Distance
6,565
6,545
6,525
6,505
6,485
6,465
6,445
6,425
6,405
6,385
6,365
6,345
6,325
0
20
40
60
80
100
120
140
160
180
200
220
240
260
280
300
320
340
360
380
400
420
440
460
480
500


C-C' Post Construction Seismic Conditions_Updated FFE
1.16
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Construction Fill
Loess - CL/ML
GC/GM
Elevation
Distance
6,565
6,545
6,525
6,505
6,485
6,465
6,445
6,425
6,405
6,385
6,365
6,345
6,325
0
20
40
60
80
100
120
140
160
180
200
220
240
260
280
300
320
340
360
380
400
420
440
460
480
500

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GEOTECHNICAL, LLC

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July 24, 2024

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT: ADDENDUM No. 1 ADDITIONAL SLOPE STABILITY ANALYSIS, SNOW KING LOOP LOTS 53, AND 58, TETON COUNTY, WYOMING
PROJECT NUMBER: 23072

Dear Mr. Orthmann

We are pleased to present this addendum to the Geotechnical-Engineering Report (Report) for the proposed development at Lots 53 and 58 on Snow King Loop in Teton County, Wyoming. The original Report for Lots 53 and 58 was prepared and issued by this office on December 28, 2023. Per Section 2.0 of the Report, the project was in the early stages of design with our understanding that architectural plans could be subject to change, and additional slope stability analysis would be performed as the design progressed.

The purpose of this addendum is to provide additional slope stability analyses based on updated finished floor elevations for the proposed structures based on plans provided by Northworks with the issue date of May 23, 2024. The original Geotechnical-Engineering Report and this addendum should not be treated as stand-alone documents but rather be saved and transmitted to all members of the project team together. The additional slope stability analysis presented in this Addendum supersedes the original slope stability analyses presented in the original Report.

Project Background
At your request, Jorgensen Geotechnical (JG) drilled seven (7) boreholes and excavated four (4) exploratory test pits for Lots 53 and 58 as part of the original geotechnical subsurface exploration. The purpose of the exploration was to bracket the proposed building locations. We identified three primary soil types at the proposed building locations: landslide debris, loess, and weathered bedrock. The landslide deposits we encountered consist of clayey gravels, lean clays, sandy gravels and exhibited chaotic deposition. Borehole data from Nelson engineering and MASW plots from Atlas Geophysics were incorporated into our subsurface characterization.

The original Report for Lots 53 and 58 recommended engineered aggregate piers (EAPs) or reinforced fills as soil improvement methods to reduce the risk of future potential settlement. It is our understanding that the design team elected to use EAPs for the proposed structures.

Slope Stability Analysis
The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed two sets of geometry for global slope stability taken from cross sections B-B' and C-C'. All soil parameters used in this update slope stability analyses remained consistent with the original report; the only alteration to this updated slope stability model is the new finished floor elevations (i.e., external geometry). Refer to

Appendix F of the original Geotechnical Engineering Report for general methodology of the slope stability analyses including internal and external geometry, materials, phreatic surfaces, seismicity, and surcharges of each model. Table 1 presents the updated finish floor elevation for each structure based on the Northworks plans.

Table 1: Adjusted Finish Floor Elevations

Location	Finish Floor Elevation, ft
Lot 58	6419
Lot 53	6402

Results of the stability analyses are summarized in Table 2. The attached models show the output of the stability model for Cross-Section B-B' and C-C'. Preconstruction slope stability results are not presented, as those are unchanged from the original Geotechnical Engineering Report.

Table 2: Lot 53 and 58 Slope Stability Analysis Results

Cross section	Analysis	FS
B-B'	Post-construction	1.55
	Post-Construction Seismic	1.12
C-C'	Post-construction	2.66
	Post-Construction Seismic	1.80

Results

Factors of Safety (FS) with the updated finish floor elevations range from 1.55 to 2.66 in static conditions indicating FS's above the 1.5 threshold for residential construction. Post-construction seismic conditions indicate factors of safety from 1.12 to 1.80, all of which are above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

Limitations

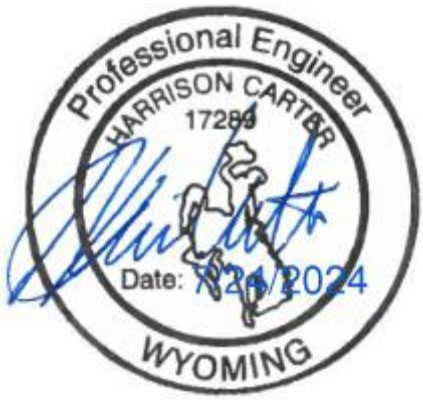
This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No other warranty is made or implied.

If you have any questions about this letter, or if we may provide other services to you, please contact us.

Respectfully submitted,

JORGENSEN GEOTECHNICAL



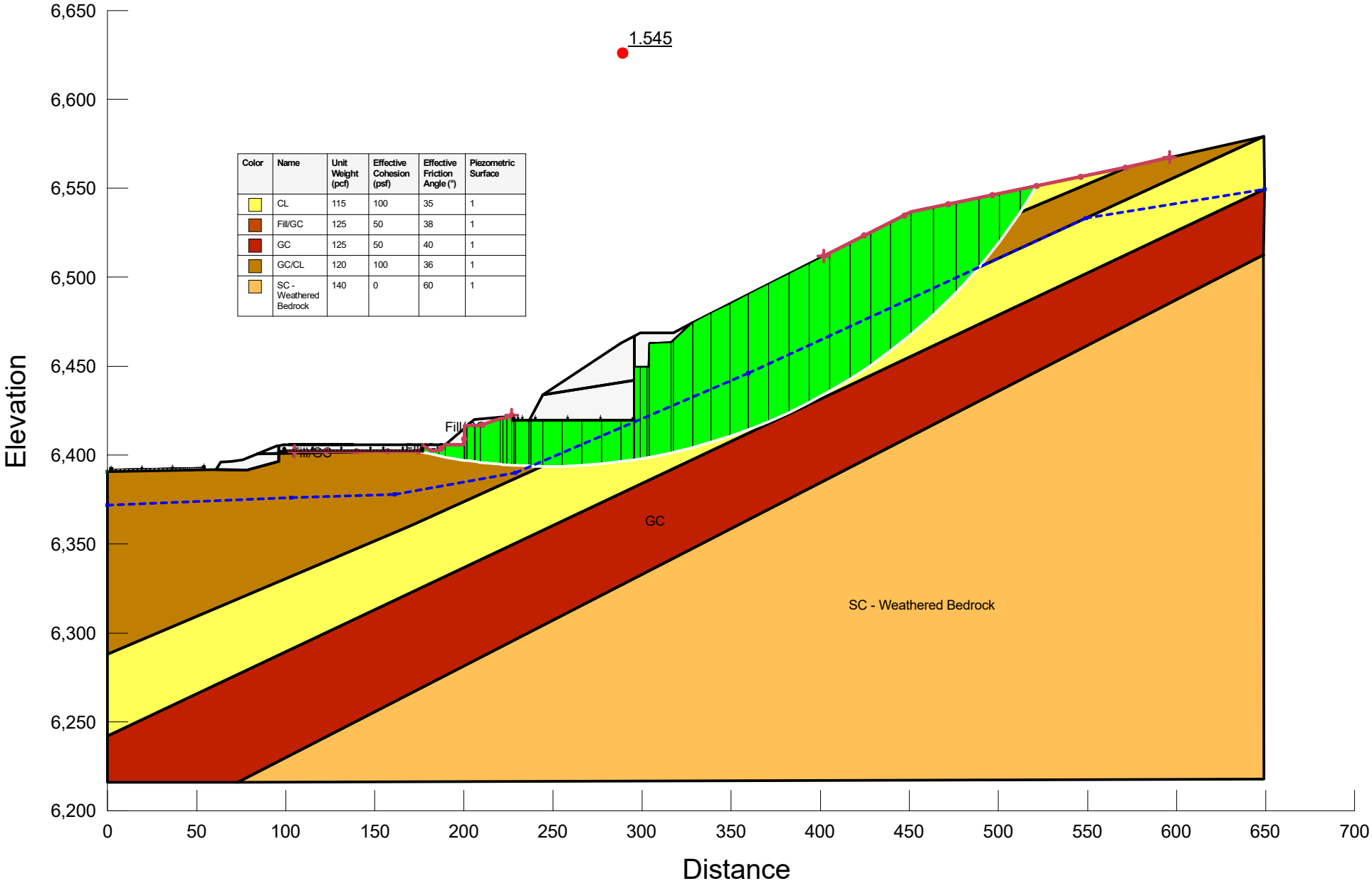


Nick Annala, E.I.
Geotechnical Design Engineer Technician

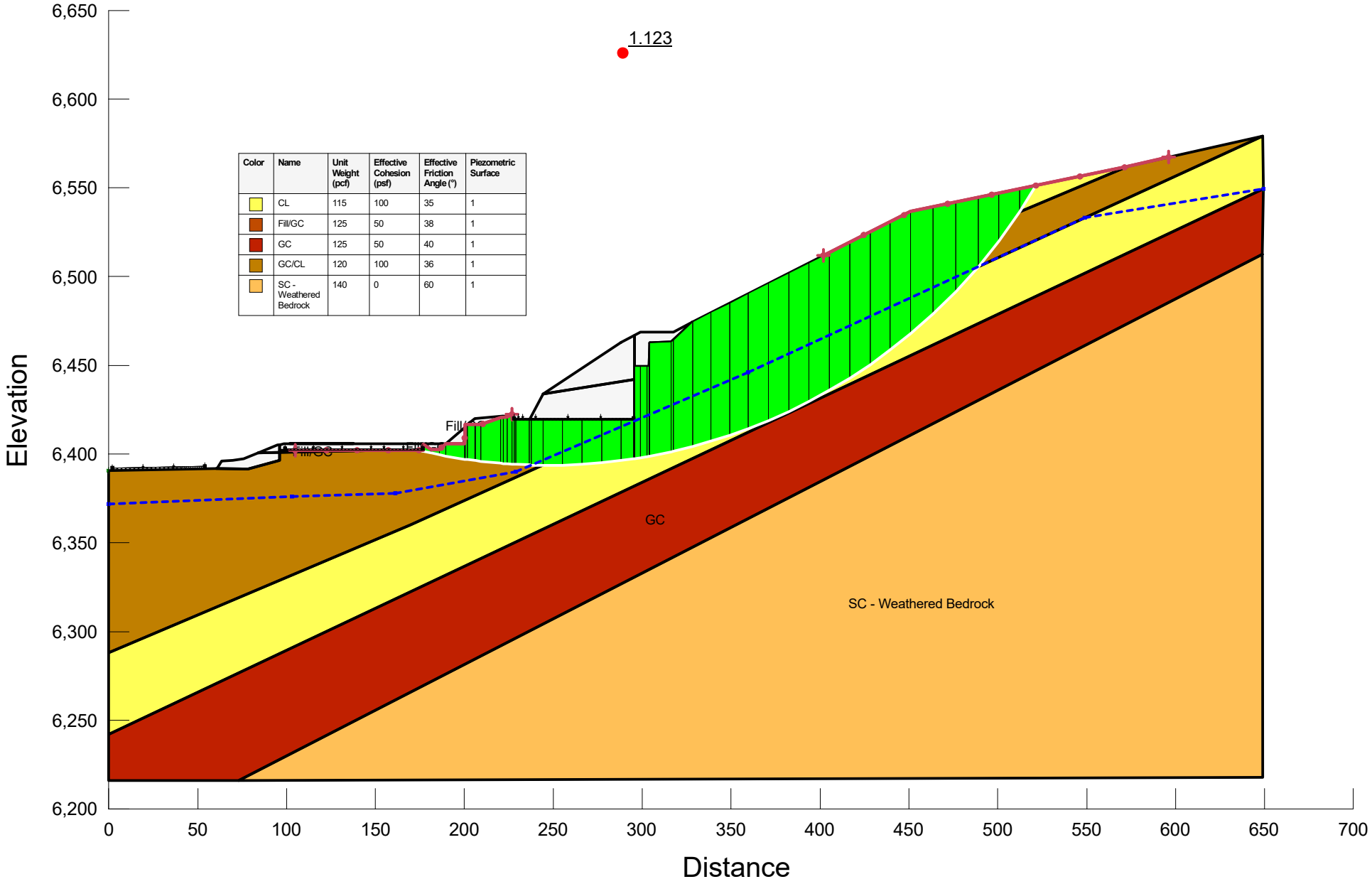
Harrison Carter, P.E.
Geotechnical Engineering Manager

Attached:
Updated Slope Stability Models

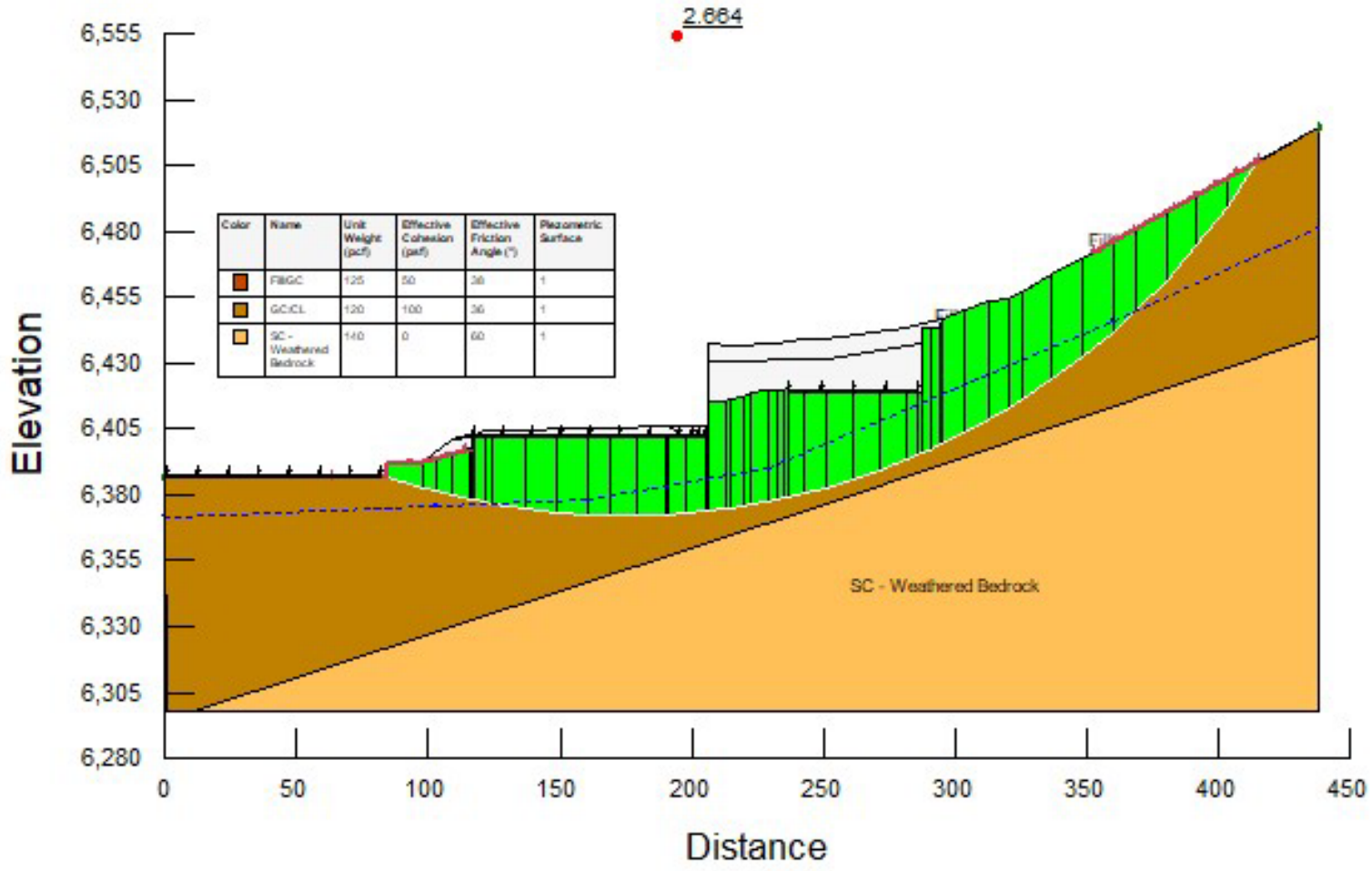
Lot 53 and 58 B-B' Proposed Conditions_Updated FFE



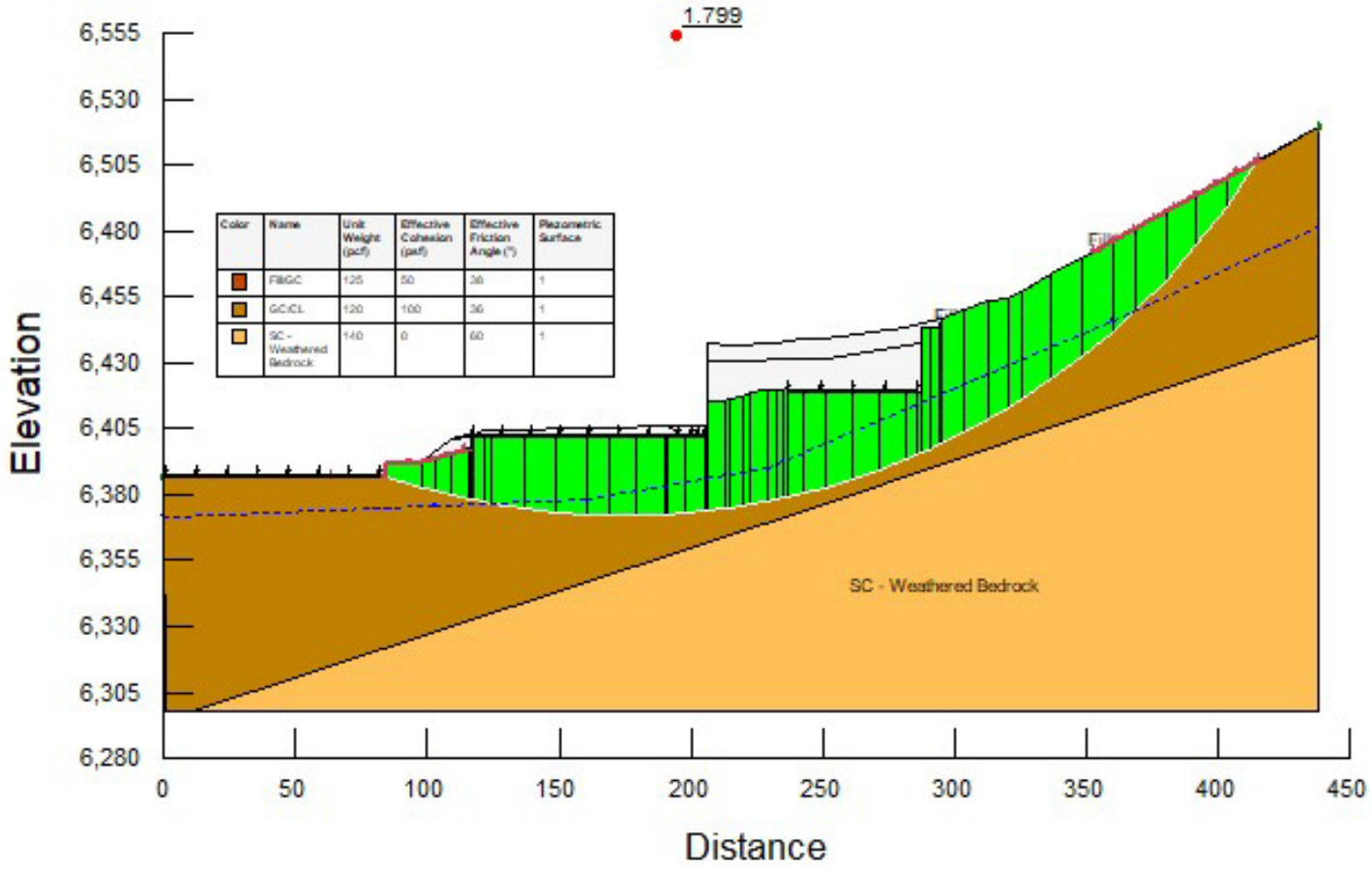
Lot 53 and 58 B-B' Proposed Seismic Conditions_Updated FFE



Lot 53 and 58 C-C' Proposed Conditions_Updated FFE



Lot 53 and 58 C-C' Proposed Seismic Conditions_Updated FFE



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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	18,937	0.43	0.2	1	0.2	0.2	0.09
Gravel Road	633	0.01	0.85	1	0.85	0.85	0.01
Asphalt and Concrete	495	0.01	0.95	1	0.95	0.95	0.01
Lawn, Heavy, Steep, 7%+	14,347	0.33	0.3	1	0.3	0.3	0.10
		0.00	0	1	0	0	0.00
Totals	**34412.4**	**0.79**					**0.21**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.26$

$C_{wd} \times C_f = 0.26$

$C_{wd} \times C_f \times \Sigma A_j = 0.21$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.07	67.62	0.22
10	0.89	112.49	0.19
15	0.73	138.39	0.15
20	0.64	161.78	0.13
30	0.5	189.58	0.10
40	0.4	202.22	0.08
50	0.34	214.86	0.07
60	0.3	227.50	0.06
70	0.29	256.57	0.06
80	0.26	262.89	0.05
90	0.24	273.00	0.05
100	0.23	290.69	0.05

Peak Flow Rate = 0.22 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.22 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1	0.08	0.08	0.00
Roofs	28,452	0.65	0.95	1	0.95	0.95	0.62
Asphalt and Concrete	4,308	0.10	0.95	1	0.95	0.95	0.09
Lawn, Heavy, Steep, 7%+	1,652	0.04	0.3	1	0.3	0.3	0.01
		0.00	0	1	0	0	0.00
Totals	**34412**	**0.79**					**0.73**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.92$

$C_{wd} \times C_f = 0.92$

$C_{wd} \times C_f \times \Sigma A_j = 0.73$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.07	234.94	67.06	167.88	0.78
10	0.89	390.83	134.12	256.71	0.65
15	0.73	480.85	201.18	279.68	0.53
20	0.64	562.09	268.23	293.86	0.46
30	0.5	658.70	402.35	256.35	0.36
40	0.4	702.62	536.47	166.15	0.29
50	0.34	746.53	670.59	75.94	0.25
60	0.3	790.44	804.70	-14.26	0.22
70	0.29	891.44	938.82	-47.38	0.21
80	0.26	913.40	1,072.94	-159.54	0.19
90	0.24	948.53	1,207.06	-258.52	0.17
100	0.23	1,010.01	1,341.17	-331.16	0.17

Water Quantity Storage Required = 294 ft^3

= 2,198 gallons

Peak Flow Rate = 0.78 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	18,937	0.43	0.2	1	0.2	0.2	0.09
Gravel Road	633	0.01	0.85	1	0.85	0.85	0.01
Asphalt and Concrete	495	0.01	0.95	1	0.95	0.95	0.01
Lawn, Heavy, Steep, 7%+	14,347	0.33	0.3	1	0.3	0.3	0.10
		0.00	0	1	0	0	0.00
Totals	**34412.4**	**0.79**					**0.21**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.26$

$C_{wd} \times C_f = 0.26$

$C_{wd} \times C_f \times \Sigma A_j = 0.21$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.8	113.75	0.38
10	1.42	179.47	0.30
15	1.19	225.60	0.25
20	1.05	265.41	0.22
30	0.83	314.71	0.17
40	0.68	343.77	0.14
50	0.57	360.21	0.12
60	0.51	386.75	0.11
70	0.47	415.82	0.10
80	0.44	444.88	0.09
90	0.4	455.00	0.08
100	0.37	467.63	0.08

Peak Flow Rate = 0.38 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.38 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1	0.08	0.08	0.00
Roofs	28,452	0.65	0.95	1	0.95	0.95	0.62
Gravel Road	4,308	0.10	0.85	1	0.85	0.85	0.08
Lawn, Heavy, Steep, 7%+	1,652	0.04	0.3	1	0.3	0.3	0.01
		0.00	0	1	0	0	0.00
Totals	**34412.4**	**0.79**					**0.72**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.91$

$C_{wd} \times C_f = 0.91$

$C_{wd} \times C_f \times \Sigma A_j = 0.72$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.8	389.84	112.81	277.03	1.29
10	1.42	615.08	225.62	389.46	1.02
15	1.19	773.18	338.43	434.75	0.85
20	1.05	909.62	451.24	458.38	0.75
30	0.83	1,078.55	676.85	401.69	0.59
40	0.68	1,178.17	902.47	275.70	0.49
50	0.57	1,234.48	1,128.09	106.39	0.41
60	0.51	1,325.44	1,353.71	-28.26	0.37
70	0.47	1,425.07	1,579.32	-154.26	0.34
80	0.44	1,524.69	1,804.94	-280.25	0.32
90	0.4	1,559.35	2,030.56	-471.21	0.29
100	0.37	1,602.66	2,256.18	-653.52	0.26

Water Quantity Storage Required = 458 ft^3

= 3,429 gallons

Peak Flow Rate = 1.29 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	18,937	0.43	0.2	1.25	0.25	0.25	0.11
Gravel Road	633	0.01	0.85	1.25	1.0625	1	0.01
Asphalt and Concrete	495	0.01	0.95	1.25	1.1875	1	0.01
Lawn, Heavy, Steep, 7%+	14,347	0.33	0.3	1.25	0.375	0.375	0.12
		0.00	0	1.25	0	0	0.00
Totals	**34412.4**	**0.79**					**0.26**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.26$

$C_{wd} \times C_f = 0.33$

$C_{wd} \times C_f \times \Sigma A_j = 0.26$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	3	236.98	0.78
10	2.33	368.10	0.61
15	1.9	450.26	0.50
20	1.65	521.35	0.43
30	1.3	616.14	0.34
40	1.08	682.49	0.28
50	0.95	750.43	0.25
60	0.82	777.28	0.21
70	0.74	818.36	0.19
80	0.65	821.52	0.17
90	0.61	867.34	0.16
100	0.56	884.71	0.15

Peak Flow Rate = 0.78 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.78 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1.25	0.1	0.1	0.00
Roofs	28,452	0.65	0.95	1.25	1.1875	1	0.65
Asphalt and Concrete	4,308	0.10	0.95	1.25	1.1875	1	0.10
Lawn, Heavy, Steep, 7%+	1,652	0.04	0.3	1.25	0.375	0.375	0.01
		0.00	0	1.25	0	0	0.00
Totals	**34412.4**	**0.79**					**0.79**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.92$

$C_{wd} \times C_f = 1.00$

$C_{wd} \times C_f \times \Sigma A_j = 0.79$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	3	716.93	235.02	481.91	2.37
10	2.33	1,113.62	470.04	643.59	1.84
15	1.9	1,362.16	705.06	657.10	1.50
20	1.65	1,577.24	940.07	637.16	1.30
30	1.3	1,864.01	1,410.11	453.89	1.03
40	1.08	2,064.74	1,880.15	184.60	0.85
50	0.95	2,270.26	2,350.19	-79.92	0.75
60	0.82	2,351.51	2,820.22	-468.71	0.65
70	0.74	2,475.78	3,290.26	-814.48	0.58
80	0.65	2,485.34	3,760.30	-1,274.96	0.51
90	0.61	2,623.95	4,230.33	-1,606.39	0.48
100	0.56	2,676.52	4,700.37	-2,023.85	0.44

Water Quantity Storage Required = 657 ft^3
= 4,915 gallons

Peak Flow Rate = 2.37 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	19,003	0.44	0.2	1	0.2	0.2	0.09
Gravel Road	1,561	0.04	0.85	1	0.85	0.85	0.03
Asphalt and Concrete	2,461	0.06	0.95	1	0.95	0.95	0.05
Lawn, Heavy, Steep, 7%+	13,130	0.30	0.3	1	0.3	0.3	0.09
		0.00	0	1	0	0	0.00
Totals	**36154.8**	**0.83**					**0.26**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.32$

$C_{wd} \times C_f = 0.32$

$C_{wd} \times C_f \times \Sigma A_j = 0.26$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.07	84.74	0.28
10	0.89	140.97	0.23
15	0.73	173.44	0.19
20	0.64	202.74	0.17
30	0.5	237.59	0.13
40	0.4	253.43	0.10
50	0.34	269.27	0.09
60	0.3	285.11	0.08
70	0.29	321.54	0.08
80	0.26	329.46	0.07
90	0.24	342.13	0.06
100	0.23	364.31	0.06

Peak Flow Rate = 0.28 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.28 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	1,011	0.02	0.08	1	0.08	0.08	0.00
Roofs	19,594	0.45	0.95	1	0.95	0.95	0.43
Asphalt and Concrete	11,235	0.26	0.95	1	0.95	0.95	0.25
Lawn, Heavy, Steep, 7%+	4,315	0.10	0.3	1	0.3	0.3	0.03
		0.00	0	1	0	0	0.00
Totals	**36155**	**0.83**					**0.70**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.85$

$C_{wd} \times C_f = 0.85$

$C_{wd} \times C_f \times \Sigma A_j = 0.70$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.07	227.84	84.04	143.80	0.75
10	0.89	379.03	168.08	210.94	0.63
15	0.73	466.33	252.12	214.21	0.51
20	0.64	545.12	336.16	208.95	0.45
30	0.5	638.81	504.24	134.56	0.35
40	0.4	681.39	672.32	9.07	0.28
50	0.34	723.98	840.40	-116.42	0.24
60	0.3	766.57	1,008.48	-241.92	0.21
70	0.29	864.52	1,176.57	-312.05	0.20
80	0.26	885.81	1,344.65	-458.83	0.18
90	0.24	919.88	1,512.73	-592.84	0.17
100	0.23	979.50	1,680.81	-701.30	0.16

Water Quantity Storage Required = 214 ft^3

= 1,602 gallons

Peak Flow Rate = 0.75 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	19,003	0.44	0.2	1	0.2	0.2	0.09
Gravel Road	1,561	0.04	0.85	1	0.85	0.85	0.03
Asphalt and Concrete	2,461	0.06	0.95	1	0.95	0.95	0.05
Lawn, Heavy, Steep, 7%+	13,130	0.30	0.3	1	0.3	0.3	0.09
		0.00	0	1	0	0	0.00
Totals	**36154.8**	**0.83**					**0.26**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.32$

$C_{wd} \times C_f = 0.32$

$C_{wd} \times C_f \times \Sigma A_j = 0.26$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.8	142.55	0.47
10	1.42	224.92	0.37
15	1.19	282.73	0.31
20	1.05	332.63	0.27
30	0.83	394.40	0.22
40	0.68	430.83	0.18
50	0.57	451.42	0.15
60	0.51	484.69	0.13
70	0.47	521.12	0.12
80	0.44	557.55	0.12
90	0.4	570.22	0.10
100	0.37	586.06	0.10

Peak Flow Rate = 0.47 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.47 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	1,011	0.02	0.08	1	0.08	0.08	0.00
Roofs	19,594	0.45	0.95	1	0.95	0.95	0.43
Gravel Road	11,235	0.26	0.85	1	0.85	0.85	0.22
Lawn, Heavy, Steep, 7%+	4,315	0.10	0.3	1	0.3	0.3	0.03
		0.00	0	1	0	0	0.00
Totals	**36154.8**	**0.83**					**0.68**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.82$

$C_{wd} \times C_f = 0.82$

$C_{wd} \times C_f \times \Sigma A_j = 0.68$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.8	369.24	141.38	227.86	1.22
10	1.42	582.58	282.75	299.83	0.96
15	1.19	732.33	424.13	308.20	0.81
20	1.05	861.56	565.51	296.06	0.71
30	0.83	1,021.57	848.26	173.31	0.56
40	0.68	1,115.93	1,131.01	-15.08	0.46
50	0.57	1,169.26	1,413.76	-244.50	0.39
60	0.51	1,255.42	1,696.52	-441.10	0.35
70	0.47	1,349.78	1,979.27	-629.49	0.32
80	0.44	1,444.14	2,262.02	-817.88	0.30
90	0.4	1,476.96	2,544.77	-1,067.81	0.27
100	0.37	1,517.99	2,827.53	-1,309.54	0.25

Water Quantity Storage Required = 308 ft^3
= 2,305 gallons

Peak Flow Rate = 1.22 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	19,003	0.44	0.2	1.25	0.25	0.25	0.11
Gravel Road	1,561	0.04	0.85	1.25	1.0625	1	0.04
Asphalt and Concrete	2,461	0.06	0.95	1.25	1.1875	1	0.06
Lawn, Heavy, Steep, 7%+	13,130	0.30	0.3	1.25	0.375	0.375	0.11
		0.00	0	1.25	0	0	0.00
Totals	**36154.8**	**0.83**					**0.33**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.32$

C_{wd} x C_f = 0.39

C_{wd} x C_f x ΣA_j = 0.33

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	3	296.99	0.98
10	2.33	461.32	0.76
15	1.9	564.28	0.62
20	1.65	653.37	0.54
30	1.3	772.17	0.43
40	1.08	855.33	0.35
50	0.95	940.46	0.31
60	0.82	974.12	0.27
70	0.74	1025.60	0.24
80	0.65	1029.56	0.21
90	0.61	1086.98	0.20
100	0.56	1108.76	0.18

Peak Flow Rate = 0.98 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.98 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	1,011	0.02	0.08	1.25	0.1	0.1	0.00
Roofs	19,594	0.45	0.95	1.25	1.1875	1	0.45
Asphalt and Concrete	11,235	0.26	0.95	1.25	1.1875	1	0.26
Lawn, Heavy, Steep, 7%+	4,315	0.10	0.3	1.25	0.375	0.375	0.04
		0.00	0	1.25	0	0	0.00
Totals	**36154.8**	**0.83**					**0.83**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.85$

$C_{wd} \times C_f = 1.00$

$C_{wd} \times C_f \times \Sigma A_j = 0.83$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	3	753.23	294.53	458.69	2.49
10	2.33	1,170.01	589.07	580.94	1.93
15	1.9	1,431.13	883.60	547.53	1.58
20	1.65	1,657.10	1,178.14	478.96	1.37
30	1.3	1,958.39	1,767.20	191.18	1.08
40	1.08	2,169.29	2,356.27	-186.98	0.90
50	0.95	2,385.21	2,945.34	-560.13	0.79
60	0.82	2,470.58	3,534.41	-1,063.83	0.68
70	0.74	2,601.14	4,123.48	-1,522.34	0.61
80	0.65	2,611.18	4,712.55	-2,101.37	0.54
90	0.61	2,756.80	5,301.61	-2,544.81	0.51
100	0.56	2,812.04	5,890.68	-3,078.64	0.46

Water Quantity Storage Required = 581 ft^3

= 4,345 gallons

Peak Flow Rate = 2.49 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	0	0.00	0.2	1	0.2	0.2	0.00
Gravel Road	7,280	0.17	0.85	1	0.85	0.85	0.14
Asphalt and Concrete	0	0.00	0.95	1	0.95	0.95	0.00
Lawn, Heavy, Steep, 7%+	40,636	0.93	0.3	1	0.3	0.3	0.28
		0.00	0	1	0	0	0.00
Totals	**47916**	**1.10**					**0.42**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.38$

$C_{wd} \times C_f = 0.38$

$C_{wd} \times C_f \times \Sigma A_j = 0.42$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.07	136.56	0.45
10	0.89	227.18	0.38
15	0.73	279.51	0.31
20	0.64	326.73	0.27
30	0.5	382.89	0.21
40	0.4	408.42	0.17
50	0.34	433.94	0.14
60	0.3	459.47	0.13
70	0.29	518.18	0.12
80	0.26	530.94	0.11
90	0.24	551.36	0.10
100	0.23	587.10	0.10

Peak Flow Rate = 0.45 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.45 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1	0.08	0.08	0.00
Roofs	9,344	0.21	0.95	1	0.95	0.95	0.20
Asphalt and Concrete	12,857	0.30	0.95	1	0.95	0.95	0.28
Lawn, Heavy, Steep, 7%+	25,715	0.59	0.3	1	0.3	0.3	0.18
		0.00	0	1	0	0	0.00
Totals	**47916**	**1.10**					**0.66**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.60$

$C_{wd} \times C_f = 0.60$

$C_{wd} \times C_f \times \Sigma A_j = 0.66$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.07	214.04	135.44	78.60	0.71
10	0.89	356.07	270.87	85.20	0.59
15	0.73	438.08	406.31	31.77	0.48
20	0.64	512.10	541.74	-29.65	0.42
30	0.5	600.11	812.62	-212.50	0.33
40	0.4	640.12	1,083.49	-443.37	0.26
50	0.34	680.13	1,354.36	-674.23	0.22
60	0.3	720.14	1,625.23	-905.10	0.20
70	0.29	812.15	1,896.10	-1,083.95	0.19
80	0.26	832.16	2,166.98	-1,334.82	0.17
90	0.24	864.16	2,437.85	-1,573.69	0.16
100	0.23	920.17	2,708.72	-1,788.55	0.15

Water Quantity Storage Required = 85 ft^3

= 637 gallons

Peak Flow Rate = 0.71 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	0	0.00	0.2	1	0.2	0.2	0.00
Gravel Road	7,280	0.17	0.85	1	0.85	0.85	0.14
Asphalt and Concrete	0	0.00	0.95	1	0.95	0.95	0.00
Lawn, Heavy, Steep, 7%+	40,636	0.93	0.3	1	0.3	0.3	0.28
		0.00	0	1	0	0	0.00
Totals	**47916**	**1.10**					**0.42**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.38$

$C_{wd} \times C_f = 0.38$

$C_{wd} \times C_f \times \Sigma A_j = 0.42$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.8	229.74	0.76
10	1.42	362.47	0.60
15	1.19	455.64	0.50
20	1.05	536.05	0.44
30	0.83	635.60	0.35
40	0.68	694.31	0.29
50	0.57	727.49	0.24
60	0.51	781.10	0.22
70	0.47	839.81	0.20
80	0.44	898.52	0.19
90	0.4	918.94	0.17
100	0.37	944.47	0.16

Peak Flow Rate = 0.76 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.76 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1	0.08	0.08	0.00
Roofs	9,344	0.21	0.95	1	0.95	0.95	0.20
Gravel Road	12,857	0.30	0.85	1	0.85	0.85	0.25
Lawn, Heavy, Steep, 7%+	25,715	0.59	0.3	1	0.3	0.3	0.18
		0.00	0	1	0	0	0.00
Totals	**47916**	**1.10**					**0.63**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.57$

$C_{wd} \times C_f = 0.57$

$C_{wd} \times C_f \times \Sigma A_j = 0.63$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.8	344.00	227.84	116.16	1.14
10	1.42	542.75	455.67	87.08	0.90
15	1.19	682.26	683.51	-1.25	0.75
20	1.05	802.66	911.35	-108.69	0.66
30	0.83	951.72	1,367.02	-415.29	0.52
40	0.68	1,039.64	1,822.69	-783.06	0.43
50	0.57	1,089.32	2,278.36	-1,189.04	0.36
60	0.51	1,169.59	2,734.04	-1,564.45	0.32
70	0.47	1,257.50	3,189.71	-1,932.21	0.30
80	0.44	1,345.41	3,645.38	-2,299.97	0.28
90	0.4	1,375.99	4,101.05	-2,725.07	0.25
100	0.37	1,414.21	4,556.73	-3,142.52	0.23

Water Quantity Storage Required = 116 ft^3

= 869 gallons

Peak Flow Rate = 1.14 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	0	0.00	0.2	1.25	0.25	0.25	0.00
Gravel Road	7,280	0.17	0.85	1.25	1.0625	1	0.17
Asphalt and Concrete	0	0.00	0.95	1.25	1.1875	1	0.00
Lawn, Heavy, Steep, 7%+	40,636	0.93	0.3	1.25	0.375	0.375	0.35
		0.00	0	1.25	0	0	0.00
Totals	**47916**	**1.10**					**0.53**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.38$

$C_{wd} \times C_f = 0.48$

$C_{wd} \times C_f \times \Sigma A_j = 0.53$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	3	478.61	1.58
10	2.33	743.45	1.23
15	1.9	909.37	1.00
20	1.65	1052.95	0.87
30	1.3	1244.40	0.69
40	1.08	1378.41	0.57
50	0.95	1515.61	0.50
60	0.82	1569.86	0.43
70	0.74	1652.82	0.39
80	0.65	1659.20	0.34
90	0.61	1751.73	0.32
100	0.56	1786.83	0.30

Peak Flow Rate = 1.58 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 1.58 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1.25	0.1	0.1	0.00
Roofs	9,344	0.21	0.95	1.25	1.1875	1	0.21
Asphalt and Concrete	12,857	0.30	0.95	1.25	1.1875	1	0.30
Lawn, Heavy, Steep, 7%+	25,715	0.59	0.3	1.25	0.375	0.375	0.22
		0.00	0	1.25	0	0	0.00
Totals	**47916**	**1.10**					**0.83**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.60$

$C_{wd} \times C_f = 0.75$

$C_{wd} \times C_f \times \Sigma A_j = 0.83$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	3	750.14	474.66	275.48	2.48
10	2.33	1,165.22	949.32	215.90	1.93
15	1.9	1,425.27	1,423.98	1.29	1.57
20	1.65	1,650.31	1,898.64	-248.32	1.36
30	1.3	1,950.37	2,847.95	-897.59	1.07
40	1.08	2,160.41	3,797.27	-1,636.86	0.89
50	0.95	2,375.45	4,746.59	-2,371.14	0.79
60	0.82	2,460.47	5,695.91	-3,235.44	0.68
70	0.74	2,590.49	6,645.23	-4,054.74	0.61
80	0.65	2,600.49	7,594.55	-4,994.05	0.54
90	0.61	2,745.52	8,543.86	-5,798.34	0.50
100	0.56	2,800.53	9,493.18	-6,692.65	0.46

Water Quantity Storage Required = 275 ft^3

= 2,061 gallons

Peak Flow Rate = 2.48 cfs

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Average Day Occupancy Rate [1]	50%
Max Day Factor [1], MDF	2.72
Peak Hour Factor [2], PHF	4

WATER DEMAND							
a				b	c=a*b	d=MDF*c	e=d/1440 * PHF
Unit Type			No. of Units	Average gpd/unit	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Lot 53							
Condo	1	Bedroom	1	125	125	340	0.9
Affordable	1	Bedroom	3	125	375	1020	2.8
Condo	2	Bedroom	18	125	4500	12240	34.0
Affordable	2	Bedroom	3	125	750	2040	5.7
Condo	3	Bedroom	7	125	2625	7140	19.8
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					8750	23800	66.1
Lot 58							
Condo	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	7	125	1750	4760	13.2
Condo	3	Bedroom	5	125	1875	5100	14.2
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					3625	9860	27.4
Lot 57 North							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	2	125	250	680	1.9
Condo	2	Bedroom	10	125	2500	6800	18.9
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	0	125	0	0	0.0
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					3375	9180	25.5
Lot 57 South							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	4	125	1000	2720	7.6
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	6	125	2250	6120	17.0
Affordable	3	Bedroom	0	125	0	0	0.0
Condo	4	Bedroom	2	125	1000	2720	7.6
Subtotal Domestic Water Demand					4500	12240	34.0
Total Domestic Water Demand					20,250	55,080	153.0

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FIRE SUPPRESSION						
Total Building Size	Building Type	Required Pressure [4]	Required Duration [4]	Total Fire Flow [4]	Sprinkler Reduction [5]	Adjusted Fire Flow [5]
(SF)	(IBC)	(psi)	(hours)	(gpm)	(%)	(gpm)
Lot 53						
73,743	IIB	20	4	6000	75%	1500
Lot 58						
34,849	IIB	20	4	4000	75%	1000
Lot 57 North						
32,455	IIB	20	3	3750	75%	1000
Lot 57 South						
38,378	IIB	20	4	4000	75%	1000

Note:

[1] Based on daily rates from the WYDEQ CH 12, Section 8

[2] Peak Hour Factor based on busiest hour occuring during the busiest quarter of the day.

[3] IFC - Appendix B, Table B105.1, Type II-B

[4] IFC - Appendix B, Section B105.2, 75% reduction for automatic sprinkler systems, minimum 1500 gpm

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
Lot 53					
Condo 1 Bedroom	1	Lavatory Sink	1	1.5	2
		Shower	1	2.5	3
		Bath Tub	1	8	8
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Affordable 1 Bedroom	3	Lavatory Sink	1	1.5	5
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	1	6	18
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 2 Bedroom	18	Lavatory Sink	3	1.5	81
		Shower	1	2.5	45
		Bath Tub	1	8	144
		Toilet	2	6	216
		Kitchen Sink	1	1.8	32
		Dishwasher	1	1.3	23
		Laundry (washer)	1	3	54
		Utility Sink	0	4	0
Additional Sinks		Lavatory Sink	12	1.5	18
Additional Toilets		Toilet	5	6	30
Affordable 2 Bedroom	3	Lavatory Sink	2	1.5	9
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	2	6	36
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 3 Bedroom	7	Lavatory Sink	5	1.5	53
		Shower	3	2.5	53
		Bath Tub	1	8	56

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
		Toilet	3	6	126
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Affordable 3 Bedroom	1	Lavatory Sink	1	1.5	2
		Bath Tub	1	8	8
		Shower	1	2.5	3
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Lot 58					
Condo 2 Bedroom	7	Lavatory Sink	3	1.5	32
		Shower	1	2.5	18
		Bath Tub	1	8	56
		Toilet	2	6	84
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Condo 3 Bedroom	5	Lavatory Sink	5	1.5	38
		Shower	3	2.5	38
		Bath Tub	1	8	40
		Toilet	3	6	90
		Kitchen Sink	1	1.8	9
		Dishwasher	1	1.3	7
		Laundry (washer)	1	3	15
		Utility Sink	0	4	0
Lot 57					
Affordable 1 Bedroom	2	Lavatory Sink	1	1.5	3
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	1	6	12
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0
Condo 2 Bedroom	14	Lavatory Sink	3	1.5	63
		Shower	1	2.5	35

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
		Bath Tub	1	8	112
		Toilet	2	6	168
		Kitchen Sink	1	1.8	25
		Dishwasher	1	1.3	18
		Laundry (washer)	1	3	42
		Utility Sink	0	4	0
Additional Sinks		Lavatory Sink	3	1.5	5
Affordable 2 Bedroom	2	Lavatory Sink	2	1.5	6
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	2	6	24
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0
Affordable 3 Bedroom	1	Lavatory Sink	2	1.5	3
		Shower	2	2.5	5
		Bath Tub	1	8	8
		Toilet	2	6	12
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Condo 3 Bedroom	6	Lavatory Sink	3	1.5	27
		Shower	2	2.5	30
		Bath Tub	1	8	48
		Toilet	2	6	72
		Kitchen Sink	1	1.8	11
		Dishwasher	1	1.3	8
		Laundry (washer)	1	3	18
		Utility Sink	0	4	0
Condo 4 Bedroom	2	Lavatory Sink	6	1.5	18
		Shower	3	2.5	15
		Bath Tub	1	8	16
		Toilet	3	6	36
		Kitchen Sink	1	1.8	4
		Dishwasher	1	1.3	3
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**

TOTAL FIXTURE VALUE	2,541
Probable Water Flow Demand (AWWA M22 - Figure 4-3)	75
Design Pressure Adjustment Factor (AWWA M22 - 60 psi)	1.00
Adjusted Probable Demand (gpm)[3]	**75**

Note:

[1] Fixture Value based on AWWA M22

[2] Fixture count based 2024.07.02 program

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**

[3] *Domestic use only, no irrigation*

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Attachment D: Water System Evaluation

The existing Snow King Resort Public Water System consists of a duplex booster pump located in the garage of Love Ridge Condominium Building 48, at 6,372 feet, a 1,160LF long, 8" diameter water supply line running uphill to a 110,000 gallon storage tank south/above at roughly 6,600 feet.

System Configuration

The following information was drawn from the Grand View Lodges – Phase B Wyoming DEQ Permit to Construct.

Static Headloss:

Water surface elevation in tank, full:

Tank Floor Elevation:	6583.0'
Depth to shutoff:	+ 13.0'
	6596.0'

	6596.0'
Booster Station Elevation:	- 6,372.0'
	224.0'

Friction Loss:

Fittings	Number of Fittings
8" Diameter Gate Valve	3
8" Diameter Tee; flow through	5
8" Diameter Tee; branch flow	1
8" Diameter 90° Bend	2
8" Diameter 45° Bend	6
8" Diameter 22.5° Bend	2
8" Diameter 11.25° Bend	2

Minor Head Loss; calculated for various flow scenarios

$$H_m = \frac{K*V^2}{2*g}$$

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Minor Losses	0.05 ft-H_2O	0.19 ft-H_2O	2.59 ft-H_2O	3.67 ft-H_2O

Pipe

1,160 LF of 8" Diameter CL-350 Ductile Iron Pipe, Cement Lined

C coefficient	140.0
Inside Diameter	8.43"

Major Head Loss; calculated for various flow scenarios using Flowmaster

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Major Losses	0.36' ft-H_2O	1.28 ft-H_2O	14.32 ft-H_2O	19.78 ft-H_2O

System Total Head Loss

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Head	224.41' ft-H_2O	225.47 ft-H_2O	240.91 ft-H_2O	247.45 ft-H_2O

Water Available

Storage Tank

The tank provides 110,000 gallons of water storage

Pumped

Using 272 gpm flow scenario, for both pumps operating simultaneously

System Total Head: 45psi = 225.47 ft-H_2O

Pump Intake Head: - 103.83 ft-H_2O

121.64 ft-H_2O → 60.82 ft-H_2O per stage

National Pump M6HC Pump Curve used, 2-stage, 4.400 impeller configuration

Pump flowrate, Q = 155 gpm

System Demands

Existing Demands

Existing Love Ridge Condominiums Water Demand				
	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Condos	20	10,944	27,072	37.6

Proposed Demands

Domestic Water Demand				
Lot	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Lot 53	34	9,250	25,160	69.9
Lot 58	12	3,625	9,860	27.4
Lot 57	26	7,375	20,060	55.7
Total	**72**	**20,250**	**55,080**	**153.0**

Fire Flow

Combined fire sprinkler and hydrant flow: 1,000 gpm for 2 hours

System Capacity Analysis

Fire Flow Event: 2-hour duration

Water Supply

Storage Tank; at pump on level, assuming 5,000-gallon operating range between pump on and pump off level

105,000 gallons

Pumped; both booster pumps operating

Pump 1, starts at beginning of fire flow event

$$155\ gpm * 120\ minutes = 18{,}600\ gallons$$

Pump 2, starts when lag pump on level is reached in the tank. Assuming 5,000 gallons to lag pump on, this takes 4 minutes at fire flows

$$155\ gpm * 116\ minutes = 17{,}980\ gallons$$

Total volume of water available: $105{,}000 + 18{,}600 + 17{,}980 = \mathbf{141{,}580\ gallons}$

Water Demands

Existing Domestic Demands

Peak Hour: $37.6\ gpm * 60\ minutes = 2{,}256\ gallons$

Typical hour of maximum day: $27{,}072\ gpd \Big/ 24\ \frac{hours}{day} = 1{,}128\ gallons$

$$2{,}256 + 1{,}128 = 3{,}384\ gallons$$

Proposed Domestic Demands

Peak Hour: $153.0\ gpm * 60\ minutes = 9{,}198\ gallons$

Typical hour of maximum day: $55{,}080\ gpd \Big/ 24\ \frac{hours}{day} = 2{,}295\ gallons$

$$9{,}198 + 2{,}295 = 11{,}493\ gallons$$

Fire Flow, sprinklers and hydrants: $1{,}000\ gpm * 120\ minutes = 120{,}000\ gallons$

Total volume of water demanded: $3{,}384 + 11{,}493 + 120{,}000 = \mathbf{134{,}877\ gallons}$

Total volume of water available exceeds total volume of water demanded

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Average Daily Flow	60%
Peak Hour Factor	4

SANITARY SEWER DEMAND						
Unit Type			No. of Units[2]	Max Flow per Bedroom, gpd[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Lot 53							
Condo	1	Bedroom	1	150	90	150	0.4
Affordable	1	Bedroom	3	150	270	450	1.3
Condo	2	Bedroom	18	150	3240	5400	15.0
Affordable	2	Bedroom	3	150	540	900	2.5
Condo	3	Bedroom	7	150	1890	3150	8.8
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					6300	10500	29.2
Lot 58							
Condo	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	7	150	1260	2100	5.8
Condo	3	Bedroom	5	150	1350	2250	6.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2610	4350	12.1
Lot 57 North							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	2	150	180	300	0.8
Condo	2	Bedroom	10	150	1800	3000	8.3
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	0	150	0	0	0.0
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2430	4050	11.3
Lot 57 South							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	4	150	720	1200	3.3
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	6	150	1620	2700	7.5
Affordable	3	Bedroom	0	150	0	0	0.0
Condo	4	Bedroom	2	150	720	1200	3.3
SUBTOTAL SANITARY SEWER DEMAND					3240	5400	15.0
TOTAL SANITARY SEWER DEMAND					14,580	24,300	67.5

Notes:

[1] *Based on daily flow rates from the WYDEQ CH 11, Part B, Table 1*

[2] *Bedroom count shown based on Development Plan Review, 10.25.2019*

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Attachment F: Snow King Resort Master Plan Water, Sewer, Traffic Analysis Assumptions

The Snow King Resort Master Plan evaluated impacts of development of the Master Plan area on the Town of Jackson infrastructure. Assumptions about the nature of future development were made to do these impact studies. For this Development Plan, we have broken out the assumed impacts that apply to Sub-area 3 based on the Example Development Table with the goal of ensuring the total impact of development in the sub-area is less than or equal to what was analyzed and approved in the Master Plan approval process.

The following assumed land uses for Sub-area 3, from the Example Development Table were used:
Condominium Units: 150
Hotel Rooms: 50

Traffic Impact

The traffic impacts allocated to Sub-area 3 in the Master Plan analysis are found by using the projected trip generation rates given in Table C-5 of the Master Plan.
Condo Units: 10.2 trips/unit/day
Hotel Rooms: 8.0 trips/room/day

This yields a traffic generation allocation, for sub-area 3 of:

Condominiums: $150\ units * 8.0\ \frac{trips/_{unit}}{day} = 1{,}200\ \frac{trips}{day}$

Hotel Rooms: $50\ rooms * 10.2\ \frac{trips/_{unit}}{day} = 510\ \frac{trips}{day}$

Total: $\mathbf{1710\ \frac{trips}{day}}$

Sanitary Sewer Generation

The sanitary sewer generation allocated to Sub-area 3 in the Master Plan analysis are found by using the projected maximum day sanitary sewer generation rates given in Section IX.C.4 of the Master Plan. The *Proposed Master Plan Flow Potential-2000* are:
Condominiums: 450 gpd/condominium
Hotel Units: 225 gpd/room

This yields a wastewater generation allocation, for sub-area 3 of:

Condominiums: $150\ units * 450\ \frac{gpd}{condominum} = 67{,}500\ gpd$

Hotel Units: $50\ rooms * 225\ \frac{gpd}{room} = 11{,}250\ gpd$

Total: $\boldsymbol{Maximum\ Day: 78{,}750\ gpd}$

$$\boldsymbol{Average\ Day = \frac{Maximum\ Day}{2} = 39{,}375\ gpd}$$

Water Demand

The water demand allocated to Sub-area 3 in the Master Plan analysis are found by using the projected domestic demand given in Section IX.B of the Master Plan. The Master Plan assumed that peak demand for domestic flow was double the maximum day wastewater generation rate. This yields:

Condominiums: 700 gpd/condominium
Hotel Units: 450 gpd/room

This yields a wastewater generation allocation, for sub-area 3 of:

Condominiums: $150\ units * 700 \frac{gpd}{condominum} = 105{,}000\ gpd$

Hotel Units: $50\ rooms * 450 \frac{gpd}{room} = 22{,}500\ gpd$

Total: $\boldsymbol{Maximum\ Day: 127{,}500\ gpd}$

Snow King

Planned Resort District

Master Plan

SNOW KING RESORT MASTER DEVELOPMENT PLAN
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AFFIDAVIT AFFECTING TITLE

Re: Snow King Planned Resort District Master Plan

COMES NOW JEANNE JACKSON, MAYOR OF THE TOWN OF JACKSON, WHO, BEING SWORN ON HER OATH, DEPOSES AND SAYS:

That the Town of Jackson Town Council on December 18, 2000 did approve the Snow King Planned Resort District Master Plan and Conditions, attached. The Snow King Master Plan includes background information and explanations and is intended to specifically govern development at Snow King Resort.

Further your Affiant sayeth naught.

Jeanne Jackson

STATE OF Wyoming

COUNTY OF Teton

The foregoing Affidavit Affecting Title was subscribed, sworn to acknowledged before me by JEANNE JACKSON this 16th day of July, 2001

WITNESS my hand and official seal.

[Seal] CYNTHIA A. NICHOLSON - NOTARY PUBLIC County of Teton State of Wyoming My Commission Expires Feb. 23, 2002

Cynthia A. Nicholson
Notary Public

My commission expires: 2/2002

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

Grantor: TOWN OF JACKSON
Grantee: THE PUBLIC
Doc 0547519 bk 429 pg 1-211 Filed at 07:55 on 0
Sherry L Daigle, Teton County Clerk fees: 444.5(
By KIMBERLEE JANSEN Deputy

INTRODUCTION

Background

In August of 2018, the Town of Jackson and Teton County adopted specific regulations to allow for the review and approval of Planned Resort districts within each jurisdiction. The regulations, included as Division 4.3 of the Town's Land Development Regulations (LDRs), outline the Purpose and Intent, Applicability, Procedure, Standing, Amendments, Expiration, Extension and Reconsideration, Standards Applying to all Planned Resorts, and Findings of Approval applicable in the Planned Resort District. In the Town of Jackson, the only Planned Resort District is the Snow King Ski and Summer Resort. Division 4.3.2 of the Town's LDRs specifically pertains to the review of the Snow King Ski and Summer Resort located within the Town of Jackson. Thus, this Snow King Resort Master Plan ("Master Plan") has been reviewed and approved according to the procedures outlined in Division 4.3 and is not be subject to the other requirements of the Town's LDRs.

This Master Plan has gone through a series of Joint Town and County Planning and Zoning Commission, Town Council and Board of County Commissioners meetings and workshops prior to the submission and approval of this final document. The original approval of the Snow King Resort Master Plan took place on December 18, 2000 ("Original Master Plan"). Since the approval of the Original Master Plan, the Town of Jackson and Teton County LDRs have been updated.

The review process of this Master Plan included a thorough review of each Chapter of the plan by the Town and County Planning and Zoning Commissions. Subsequent to the comments and suggestions raised by the Commissions, the document was revised to address the identified issues. Staff made all the required findings for approval and recommended approval with conditions that have been incorporated into this final document.

This Master Plan applies to all properties located within the Snow King Planned Resort District. Previously, there was language in the Original Master Plan that stated that Sub-Area #7 (now Sub-Area #6 in this Master Plan) played a limited role in this Master Plan. To be clear, Sub-Area #6 is part of this Master Plan and shall be subject to all benefits and obligations contained in this Master Plan.

This approved Master Plan acts as a Sketch Plan as per Division 8.3 Physical Development Permits of the Town's LDRs. Prior to commencement of construction or operation of a new land use within the Planned Resort District, each individual application will be required to obtain a development permit, grading permit and/or building permit from the Town per the regulations set forth in Division 8.3 of the LDRs for Physical Development Permits.

This Master Plan addresses all the specific submittal components outlined in Section 4.3.1.D of the LDRs, which includes the following:

1. Statement of Purpose
2. Master Site Plan
3. Dimensional Limitation Plan
4. Design Guidelines
5. Transportation Demand Management Plan
6. Housing Mitigation Plan
7. Capital Improvements Plan
8. Land Use Plan
9. Phasing Plan

Chapter 1: Statement of Purpose and Existing Conditions

The LDRs state that the intent of this Chapter is to describe the rationale for the proposed resort expansion and describe the design theme for the resort. In addition, the Chapter should also describe how the Master Plan fulfills the intent of this Division 4.3, as specified in Section 4.3.1.A, Purpose and Intent.

This document clearly articulates the overall intent of the Master Plan and the rationale for the expansion of the resort in statements such as the following:

> "A primary purpose of this Master Plan is to create a vibrant mixed-use resort complex including a multi-faceted conference/convention center and community facility for Jackson, a facility that contributes to the economy of downtown and also serves as a permeable border between the town and the mountain."
>
> "As a community partner Snow King offers the community, through this Master Plan, limits of development predictability, preserved open space, access to forest lands, and many other positive attributes discussed in this document."

The purpose and intent as described in Division 4.3.1.A is further defined and clarified by this Master Plan on pages I.A.5 and 6 with an additional twenty-four bullet points describing the purpose and intent to be achieved by the Master Plan in terms of the built environment, impacts on the community and the role the resort will play in the greater Jackson Hole area.

The second purpose of this chapter is to provide a background for the Master Plan by describing the existing conditions, extent of the Master Plan, and land ownership within the subject area. This purpose has been additionally addressed through the inclusion of both written and visual descriptions of the subject property and explanation of both existing and Planned Resort District development.

Chapter 2: Consistent with the Comprehensive Plan

The purpose of this chapter is to ensure that the Master Plan is consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan. This document provides a clear documentation as to how the proposed plan meets the goals and objectives of the Comprehensive

Plan. Staff concurred with this document's statement that a balance between what the resort brings to the community in terms of jobs, tax revenue, meeting space and recreational opportunities must be balanced with the associated impacts of these benefits on public infrastructure (roads, sewer and water systems, transit, etc.), and demand for employee housing. It is important to recognize that the Comprehensive Plan anticipated the growth and expansion of all resort areas in Teton County while at the same time maintaining the community character of Jackson Hole as shown in the following statements from the 2012 Comprehensive Plan:

> "Nonresidential development not associated with agriculture should be clustered in Complete Neighborhoods and Planned Resorts where nonresidential character already exists."
>
> "In the future, the (Snow King Resort) subarea will complement Downtown (Subarea 2.3) lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism-based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the build environment as a key to a successful resort experience."
>
> "Consistent with the master plan, Snow King Avenue will be developed into a mixed use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there."

Staff found that the proposed Master Plan is consistent with the Comprehensive Plan by providing a well-designed and thought out plan that will be a benefit to local residents and visitors while at the same time addressing the associated impacts of the proposed expansion on the local community.

Chapter 3: Compliance with the Land Development Regulations

The LDRs in Division 4.3 Planned Resort District state that an applicant for a Planned Resort Master Plan may propose, and the Town Council may approve, alternative standards for development that are consistent with the purpose and intent of Division 4.3. In addition, Division 4.3 states that it is fully consistent with the Division that Planned Resorts may have dimensional, design, and other development standards different from those described in other sections of these LDRs due to the unique circumstances of, and community objective for, resort development. Staff determined that this Master Plan meets the requirements for a sufficient application per Division 4.3 LDRs and is thus in compliance with the LDRs. Furthermore, as described in Chapter 1: Statement of Purpose and further described in this chapter the proposed Master Plan is consistent with Section 4.3.1.A which defines a Planned Resort District. Finally, the chapter addresses the required findings as per Section 4.3.1.D LDRs.

Chapter 4: Master Site Plans

The master site plans depicted in this Chapter are conceptual and illustrate the proposed development and the site characteristics. This Chapter stresses that the backbone of the Master Plan is the pedestrian circulation routes that run through the resort connecting the various outdoor and indoor facilities and activities. These routes are clearly shown by the Snow King Resort Circulation, Pathways and Sidewalks Map and the Snow King Resort Vicinity Trail Network Map included in this Chapter. The summer/winter conceptual master site plan clearly illustrates the location of development, vehicular and pedestrian circulation and interaction between the built and natural environment making up the resort. The inclusion of a sub-area plan shows the resort in more focused and centralized areas for more detailed discussion throughout the remainder of the Master Plan.

Chapter 5: Land Use Plan

The intent of the land use plan is twofold. First, to identify the allowable land uses within the Master Plan. Second, to describe the amount and type of development that is to be expected as a result of the proposed Master Plan.

The land use designations are consistent with both the Master Plan's design theme and the character objectives for the resort, as specified in Chapter VI Design Guidelines of this Master Plan.

Various conditions for approval have been incorporated into the body of this Chapter.

This Chapter also includes a chart depicting the amount and type of development proposed in the Master Plan in an "Example Development Chart". The Example Development Chart is only to be used as an example of what may be developed on site, not as a mandate for what must be built. The Example Development Chart is necessary in order to determine the possible impacts and required facilities and services as a result of the proposal. The Example Development Chart is consistent with the need for resort expansion as well as with the primary purpose of the Master Plan to: *" create a vibrant mixed-use resort complex including a multi: faceted conference/convention center and community facility for Jackson, a facility that contributes to the economy of downtown and also serves as a permeable border between the town and the mountain.*"

Chapter 6: Design Guidelines

The intent of this Chapter is to provide design guidelines to establish standards for buildings, spaces signs and lighting within the Master Plan along with a mechanism for the implementation. The LDRs state that the design theme of the resort shall be defined by the applicant and be consistent with the standards of Division 4.3.

Division 4.3.1.F.7 establishes seven individual criteria upon which the proposed Design Standards are to be evaluated.

The first criteria described as General in the LDRs establishes whether the proposed Guidelines will create a sense of place. The master site plan satisfies this requirement with three defined primary outdoor spaces. Each one of these locations (Entry Court, Pedestrian Plaza, Pool Courtyard) is designed for a specific function, provide connectivity between the various elements of the resort and take advantage of the natural features found in the area.

The second criteria: Architecture, is satisfied by the proposed Guidelines including sections on Building Form, Massing and Character, Roofs, Exterior Materials, Windows, Commercial Frontage, Entryway, Decks and Balconies, color and Sub-Area 2 Specific Guidelines. The description and criteria provided in these sections will provide base standards upon which individual Final Development Plans can be evaluated for consistency with the Master Plan.

The third criteria: Bulk and Scale, has been addressed in the Building Form, Massing and Character section of this Chapter. In addition, the Chapter VII Dimensional Limitations graphically shows the three-dimensional building envelope dimensions, Circulation Overlay Zone and Building Envelope Sections designed to control the bulk and scale of the proposed development.

The fourth and fifth criteria: signage and lighting, is addressed in the Master Plan.

The sixth criteria: Site Planning, has been adequately addressed in the Master Plan in various chapters including Chapter II Master Site Plans, Chapter VJ Design Guidelines, Chapter VII Dimensional Limitations Plan and Chapter IX Transportation Elements.

The seventh criteria: Character element, as per Section the LDRs, has been incorporated successfully into the proposed Design Guidelines. The resort will have a definable architectural character and site design that meets the standards identified in the LDRs for the Snow King Resort.

Chapter 7: Dimensional Limitation Plan

The intent of the proposed Dimensional Limitation Plan is to specify dimensional limitations necessary to achieve the design theme identified for the Master Plan. The plan includes floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etcetera, or other lines delineating areas on which restrictions of development are to be imposed and areas in square feet for each lot or building. Any dimensional limitations unspecified by the Master Plan shall follow the design theme identified in the Master Plan.

This Master Plan accomplishes this through a method of three-dimensional building envelopes presented primarily in graphic format. The proposed three-dimensional building envelopes provide the ability to review proposed Final Development Plans against the proposed envelopes for consistency with the Master Plan. The building envelopes provide both height and setback requirements.. In addition, standards for setbacks, open space, landscape surface area, landscape surface ratio, building floor area, lodging capacity and floor area ratio are also included as part of the Master Plan. The various dimensional limitation standards provided in this Chapter ensure that the proposed resort character is maintained.

Chapter 8: Housing Element

The intent of the housing element is to ensure a supply of affordable and workforce housing that is commensurate to the demand for housing created by development within the Planned Resort.

The Housing Element adequately addresses the estimated demand and proposed location of employee housing required as a result of the proposed Master Plan.

Chapter 9: Transportation Element

The intent of the proposed transportation element is to ensure that the resort development does not produce an amount of vehicular traffic that undermines the community's character, and endangers the public health, safety and welfare (i.e. noise, air quality and traffic impacts). The Master Plan provides an optimum mix of automobile, transit and pathway facilities within the resort, encourage coordination of all resort transportation facilities with the County-wide transportation system, promotes design and management which encourages shifts from single - occupancy vehicle trips to multi-occupancy trips, or other transportation modes, and provides equitable cost sharing for facilities and services.

The traffic impact analysis adequately addresses the requirements described in Section 4.3.1.F.8 of the LDRs. The proposed plan demonstrates how the travel behavior of resort visitors and employees will be managed to minimize the number of vehicle trips on the roadway network resulting from the resort development. Thirteen strategies are proposed that may be used to influence mode choice and reduce automobile trips as required by the Transportation Demand Management Plan.

The proposed shared parking analysis in combination with the proposed onsite parking will more than adequately meet the anticipated supply and demand for parking at the resort based on the example development plan. In addition, the proposed Entry Plaza planned as the vehicular hub for the resort will adequately handle the volume and wide range of vehicle types that will be utilizing the facility.

Chapter 10: Capital Improvement Plan

The intent of the capital improvements element is to ensure that infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected district demands. The capital improvements element identifies service providers, analyzes impacts and proposes a capital improvements plan for facilities and services needed by the district.

This Master Plan accurately identified and acknowledged the necessary service providers required for the development of the Master Plan. The impact analysis adequately meets the requirements outlined in Section 4.3.1.F.9.

The provided capital improvements program is consistent with the required impact analysis and clearly specifies how the deficiencies in infrastructure will be remedied or mitigated, including descriptions of the infrastructure improvements, the responsibility and sources of funding for the improvements, and the timing for completion of improvements. Concept plans for required improvements are also provided.

Chapter 11: Phasing and the Snow King Resort Master Association

The intent of the phasing element is to ensure that development within the district occurs in a logical sequence, including amenities and necessary public service expansions. The resort is required to not only provide the necessary improvements and services as a result of the resort expansion, they are also responsible for the monitoring and long-term maintenance and replacement of all facilities, both on and off site.

Among other things, the Snow King Resort Master Association (SKRMA) shall be responsible for ensuring that the phasing plan and phasing conditions are satisfied. SKRMA has specific duties and commitments with regard to this Master Plan and its implementation, all of which are outlined and described in this Chapter.

Chapter 12: Community Services Element

The Snow King Resort has long played an important role in the community, providing facilities and recreational opportunities to both out of town visitors and the local community. Snow King is utilized as the primary conference/meeting room facility in the Town of Jackson. The Snow King

area provides an abundant array of recreational opportunities both summer and winter from hiking, mountain biking, and the alpine slide ride to skiing, tubing and ice skating.

Conditions of Approval

Conditions of approval included in the original approval and subsequent amendments of the Master Plan have been largely incorporated in the Master Plan or are on file in the Town Planning Office.

I. STATEMENT OF PURPOSE

Snow King has been a community resource and a community partner for over 60 years. This Master Plan presents a well-balanced next-generation vision of this partnership.

As stated in Section 4.3.1.A, the purpose of this Master Plan is to *establish the development standards and serve as a guide to all future development within the Planned Resort. The Master Plan is intended to be of sufficient detail to describe the amount, type, size, location and impact of the proposed resort, but technical specifications of the proposed development, such as engineered plans or fully engineered plans or fully detailed architectural drawings are not required.* The Master Plan is to provide for a mix of recreational, retail, and service-oriented activities which have a high degree of self-containment and provides economic and other benefits to the community. The Master Plan is intended to guide the creation or continuation of a planned development configured around a major recreational activity.

Although sometimes repetitive, this Master Plan is consistent with the Comprehensive Plan, complies with the Land Development Regulations and adheres to all the procedures and standards of Division 4.3 of the Land Development Regulations. The Goals, Objectives and Criteria listed in this Statement of Purpose are the guiding principles of this Master Plan.

Prologue

From a bird's eye view, the Town of Jackson is nestled into a narrow space between the Elk Refuge and the mountains, built at the fork of Cache Creek and Flat Creek and extending along the creeks at the foot of the mountains. The Town Square is at the center of this unique topography. The quality that makes the Town of Jackson attractive is the way in which it fits into this topography so that human habitation is seen as a natural part of the much larger landscape.

Snow King Resort, now and when developed as proposed in this Master Plan, aims to be an extension of this defining quality of the town of Jackson. As the border between the town and the mountains, Snow King "fits into the country" and it completes and compliments the downtown core.

As a blend between a visitor-serving resort and a community-serving facility, Snow King is a place where local residents and visitors share space comfortably. This proposed development is consistent with the traditional style of Jackson Hole hospitality: Snow King Resort invites visitors to join right in, relax and take part in the life of a unique community.

A primary purpose of this Master Plan is to create a vibrant mixed-use resort complex including a multi-faceted conference/convention center and community facility for Jackson, a facility that contributes to the economy of downtown and also serves as a permeable border between the town and the mountain.

Access to public lands (US Forest Service) from town through our private land in a seamless transition has always been a priority at Snow King. In fact, so unnoticeable is this transition that most people do not realize that they are entering private property. This tradition is intended to continue.

Among the stated purposes and intent of the Planned Resort District, as stated in the Land Development Regulations and the Comprehensive Plan, is to provide recreational opportunities that rely on indigenous natural attributes of the area. These opportunities are provided to both the community and the visitor through the development of Snow King's resort facilities. Snow King has provided the Town of Jackson, and the community at large, with in-town recreational facilities since 1939.

The ski area provides a venue for the junior ski racing programs, adult ski racing as well as recreational skiing and snowboarding, both day and night. During the summer the area provides a trail system, which has become a staple hiking, running, biking and riding area for residents and visitors alike. In turn other resort facilities and on mountain activities provide the financial and operational platform, which support and provide the ability to maintain and expand these recreational opportunities to both valley residents and visitors.

This Master Plan establishes the development standards and serves as a guide to all future development within the Snow King Planned Resort District. This Master Plan document represents a carefully balanced and well thought out development plans for the properties, it is organized in a clear manner responding to each Section of Division 4.3.1 of the Land Development Regulations and is intended to expand on prior foundations through a collaborative plan, design and approval process between Snow King, the Town of Jackson and Teton County. This foundation is defined in the Land Development Regulations and is consistent with prior approvals dating back to 1972 and with prior presentations approved under the Complete Neighborhood provisions of the old Town of Jackson Development Guidelines.

Since the first chair lift was built in 1939, Snow King has been a community resource and a community partner. When the hotel opened in 1976, Snow King Resort opened its doors to a great variety of community meetings and events. Snow King has pioneered innovative relationships with the U.S. Forest Service, with the Town of Jackson and with many community organizations such as the Teton County Parks and Recreation Department, the Jackson Hole Ski Club, the Jaycees and many other community organizations. Virtually every non-profit organization in Teton County uses Snow King facilities to bring people together. Many local people regularly use Snow King's hiking and skiing trails as well.

Snow King Resort has, for years, been one of the largest employers in the Town and County. Among the large employers, we pride ourselves in maintaining a very stable level of employment throughout the year.

A very important consideration in this Master Plan is to develop the property with porous edges and inviting corridors that allow circulation to the National Forest lands from the Town. It also considers the property as a bridge connecting the East and West ends of the Town via trails and pathways. Rather than stand out at the base, Snow King Resort melts into the mountain.

As owners of the largest contiguous land parcels within the Town of Jackson, we have planned and given a great deal of thought to the future development of these lands. We have also proven our slow and careful approach to development. As a community partner Snow King offers the community, through this Master Plan, limits of development, predictability, preserved open space, access to forestlands, and many other positive attributes discussed in this document. Additionally, Snow King is operationally integrated in the community. As resort operators we differ from the standard subdivision developer since we continue to operate the product of our construction/development phase providing assurances of ongoing responsibility to the community.

In addition to the recreational facilities, the Snow King Resort Hotel has provided the largest year round meeting and conference facilities in the county since 1976. The Grand View Lodge Conference facility has expanded the conference space at Snow King and allowed the resort to remain competitive in attracting small to medium sized conferences. As the resort expands in the future there is the potential to increase conference space further with a new facility in the heart of the Resort District. Depending on conference demand and the desire for more diverse uses at the resort, this space may also be designated for indoor recreational activities to complement the array of outdoor activities on the mountain.

Within the resort core all buildings are interconnected by indoor and outdoor circulation corridors alleviating the need for guest and visitors to drive to services. Pedestrian and shuttle connections exist and are planned to connect the Town Square and Snow King. This Master Plan also encourages East/West and North/South pedestrian connections that complement the fabric of the Town and connect it to its mountain roots.

Functionally, visitors will be able to step out of our meeting rooms directly into the mountain environment. The pedestrian circulation system links the Resort to the mountain on both the north/south and the east/west ax is so that Resort use is an integrated part of the mountain trail system. Outdoor recreation is the defining characteristic and largest land use of Snow King Resort summer and winter.

On the Town side, the entire downtown core is viewed as part of the resort in the sense that downtown amenities complement the convention facilities and lodging located on our site. Downtown shops and restaurants will be part of the immediate visitor experience, with both transit and pedestrian pathways linking Snow King to the Town Square conveniently. In the past, Jackson desired a full-service, year-round convention center to complete its array of visitor services; however, today, Jackson has a wide range of convention space that serves the community well. This proposed Master Plan offers the community the opportunity to shift from a focus on convention space to a greater focus on recreation in a manner that will benefit the entire downtown area.

The proposed development also blends sensitively with the adjacent residential neighborhood, as lodging facilities are bordered by condominiums and employee housing as a buffer for the residential neighborhood to the north and east. In addition, the Resort intends to provide an attractive Cache Street terminus that marks the end of the commercial development of the downtown core and the beginning of the residential neighborhood to the west.

Scale and Type of Development

An objective of this Master Plan is to develop a high-intensity resort node of development, which is compatible with its location and with its crucial relationship with downtown Jackson. The size and character of the proposed development is appropriate to its position as the center for year-round recreational, conference and resort activities within the Town of Jackson for both residents and visitors.

On the mountainside of the Town/Forest border defined by Snow King Resort, the proposed development blends into the contours of the mountain both physically and functionally. The buildings take advantage of the complex contours at the base of the mountain. The scale and shape of the mountain will make these structures appear modest. The Design Guidelines Chapter addresses how large structures such as the existing hotel and the Snow King Center and future additions fit into the topography.

The regulations set forth four basic considerations for establishing the amount and type of development: (1) rationale and character objectives for the resort area; (2) overall development which can be permitted while preserving community character; (3) infrastructure capacity; and (4) resort self-sufficiency to minimize vehicle trips.

The first two issues are discussed in the context of consistency with the Comprehensive Plan, the Land Development Regulations and the Design Guidelines. The issue of infrastructure capacity is discussed as part of the Capital Facilities Element. The issue of resort self-sufficiency is generally

not applicable since the intention of this Master Plan is to be integrated with the down town area. However, the proposed uses do provide basic conveniences and amenities needed by on-site guests and conference center users. Land uses and intensity are consistent with the Land Development Regulations.

The proposed maximum scale of development is in keeping with Division 4.3.1. Three-dimensional building envelopes and design guidelines are used to provide a level of predictability. These physical parameters, in concert with the intensity of use thresholds, allow this document to provide long range planning for infrastructure, capital facilities and community land use patterns. These predictions should enable the Town and the resort to equitably share responsibility for future infrastructure and capital facility improvements.

Goals and Objectives

Section 4.3.1.A of the Town of Jackson Land Development Regulations state that *the purpose of the Planned Resort District Standards is to provide and guide the creation or continuation of a planned development around a major recreational facility. The intent of this District is to:*

- *A. Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have had a long-standing, beneficial role in the community; and*
- *B. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences; and*
- *C. Create a process in which applicants, Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area; and*
- *D. Permit resort development that contributes to expanding the winter and shoulder economic seasons: and*
- *E. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic related impacts; and*
- *F. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community; and*
- *G. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area; and*
- *H. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character; and*
- *I. Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and wellbeing.*

The Town of Jackson LDR 's also state that the Objectives of the Planned Resort District is:

To be a mixed-use district configured around a resort complex. Resorts are to be well balanced they are to provide tourist accommodations as well as seasonal and year-round housing. The design of resorts is to be compatible with adjoining areas and is to be connected to the community at large by roads, transit and pathways. A portion of the resort workforce, particularly seasonal employees of hotels and restaurants are to be able to find housing within the resort district. Commercial development is to provide both tourist and local convenience shopping opportunities as appropriate.

Division 4.3.2.B includes the following factors and resort characteristics that are important in Snow King's future development:

Capitalization on the location at the terminus of Snow King Avenue.

Creation of a sense of arrival.

Creation of an active, attractive, pedestrian streetscape along the eastern end of Snow King Avenue.

An attractive, safe and direct pedestrian streetscape connection to the Town Square.

A layout that blends the edges of the resort into neighboring developments, creating a porous edge to the resort that encourages pedestrian travel into and through the area.

Structure sizes and layout that draw people into the resort area.

A continuity of architecture and activities within the resort, creating a multi-use sense of place.

Pathways throughout the resort and connections to the Jackson Hole pathways system.

Continued provision of the amenities of "town hill" skiing.

All of these factors and characteristics are discussed and considered in detail throughout this Master Plan.

This Master Plan endorses and complies with all the above Goals and Objectives and adds this additional criterion:

- Create a vibrant year-round district in a unique resort-oriented urban commercial environment, serving both visitors and residents.
- Maintain and enhance access to public lands through private lands in a seamless transition. Preserve open space, ski runs and extend existing Town parks into the mountain.
- One dominant central hotel oriented towards conferences and meetings without lying accommodations of various types.
- Create meaningful outdoor activity areas that relate to both buildings and open space considering long vistas, and within a comfortable urban pedestrian framework.
- Solidify Snow King's role as the main convention and conference facility in the community.
- Create East/West trail networks that interconnect with other trails leading from Town up the mountain.
- Frame the access to the mountain West of the Snow King Center with a companion building, One Town Hill.
- Locate services and parking underground, wherever feasible, within a comfortable walking distance of destination, while creating building facades that conceal these uses.
- Separate service/delivery areas from the guest areas of the resort.
- Careful use of density to reduce the need for transportation within the district and from Snow King to the Town Square area.

- Create a Sense of Arrival at the Resort convenient for both visitors and local guests and with sufficient space for various concurrent functions and with clearly visible key destination points.
- Balancing activities to create an efficient distribution of usage throughout the day and the year.
- Create a festive resort-like atmosphere, with a variety of eating and recreational experiences. Lively all seasons.
- Integration into the town's fabric in a non-competitive symbiotic commercial relationship to downtown. Commercial areas should act as adjuncts to recreation, lodging and conference facilities.
- Community oriented Resort and Conference Center with a variety of year-round recreational activities and amenities for visitors and residents, achieving sufficient volumes of pedestrian circulation to create vibrant public spaces.
- Within the resort, pedestrian, bicycle and skier circulation shall be encouraged through the use of a pathways system. Pathways will be integrated into the resort and the Town's fabric and segregated, as much as possible from automobile circulation. The overall plan will be pedestrian friendly.
- Planning with landscape scenic values in mind.
- Design guidelines that enhance the natural attributes of the site and encourage architectural by distinctive design.
- Encourage design diversity with common themes.
- Create a Pedestrian Plaza from the hotel to the Snow King Center with porous building edges.
- Maintain the appearance of a resort set at the edge of town with public access through it to the National Forest Service land. Keeping a sense of connection to the mountains.
- Intercept as much vehicular traffic as possible at or near the Resort's entrance.

Submittal Components

This Master Plan document considers, addresses and ultimately assists in achieving these Goals and Objectives, while taking advantage of the unique characteristics of the site.

When considered as whole, the Master Site Plans, Land Use Plan, Design Guidelines and Dimensional Limitation Plan provide a clear vision of the visual and physical character of the resort.

Other components such as the Housing, Transportation, Capital Improvements, Phasing and Community Service Elements address the impacts and remedies associated with the development of the Resort.

Various Chapters of this Master Plan identify, address and respond to all the requirements of Division 4.3.1 in a clear, complete and comprehensive manner.

Introduction to Existing Conditions and Vicinity Maps

This chapter of the Master Plan defines the existing conditions within the Snow King Planned Resort District (PRD) and its immediate neighborhood. The maps are designed to provide distinct information and to assist in the familiarization process as well as providing reference information with respect to the later chapters. These maps provide information about the current zoning in the Snow King Planned Resort District (PRD) vicinity, and the current status of the built environment at Snow King Resort.

The Master Plan includes all areas within the Planned Resort District. The Master Plan has been divided into 6 sub-areas, Subareas #1-6.

The next map in this chapter is the Land Ownership Map that indicates the mosaic of private owners, as well as US Forest Service and Town of Jackson parcels, which comprise the base of the resort.

Extent of this Master Plan



Proposed Mountain Maintenance

The Ice Rink

Proposed Mountain Sports Training Center

Proposed Gondola

Lift Clearance Zone

Ski Club Expansion

Circulation & Milling Area

Tubing Carpet

Town Hill Lofts

Event Lawn / Open Space

Proposed Collector Trail, All Uses

Proposed Resort Map/Trailhead Kiosk

Proposed Entry/Gateway Feature

Potential Art Installation

Proposed Ticketing

Existing Parking and Drop Off

Existing Parking

Bus / Shuttle Stop

Climbing/Bouldering Park

Playground

Cache Street

Contour Interval = 2 Feet

North

0 40 80 160 Feet

Prepared by:

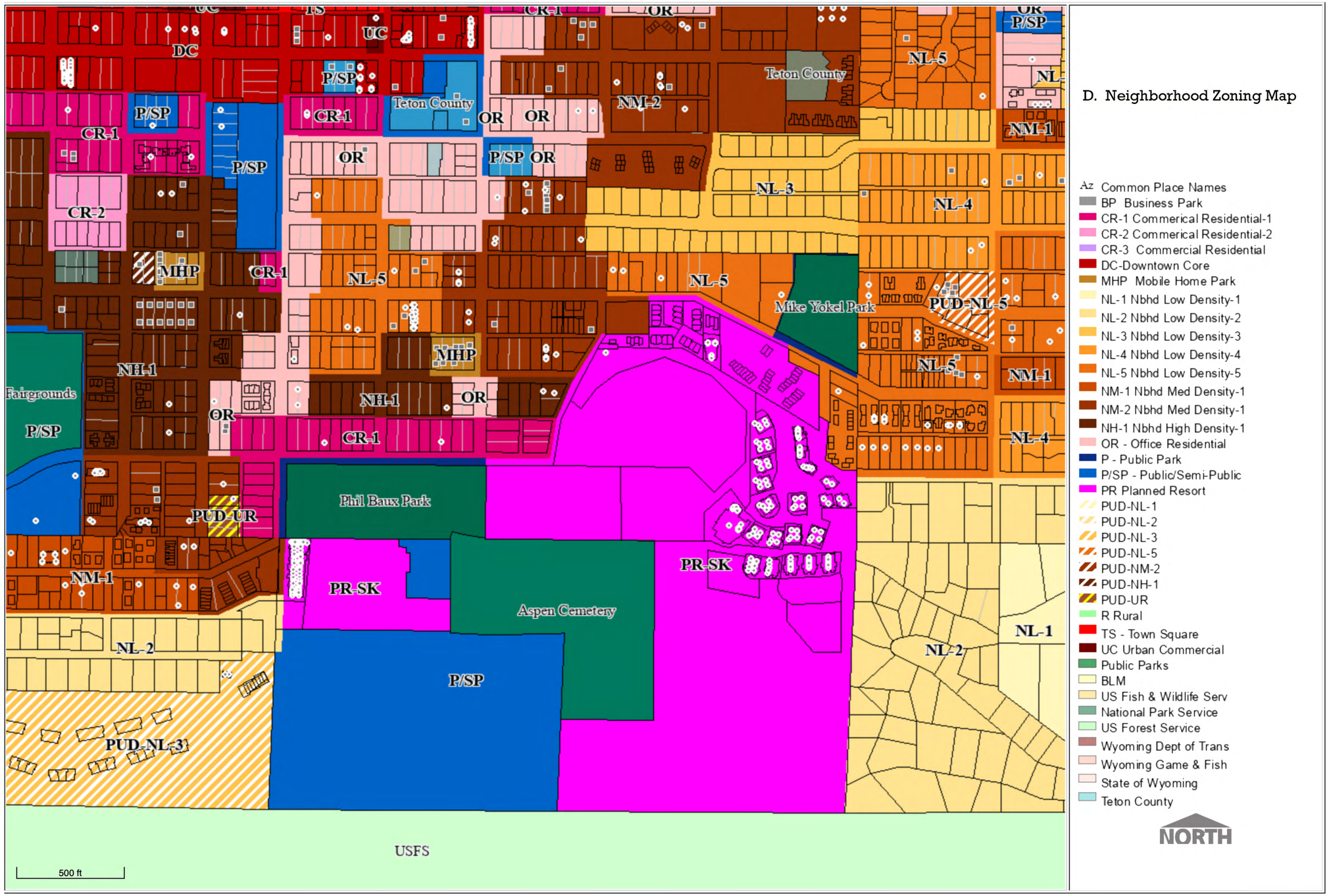
SE GROUP

Existing Hiking Trail

Existing Mountain Bike Trail

West Portal and Phil Baux Park Concept Plan

JULY 2019


DC
UC
TS
P/SP
Teton County
CR-1
OR
NM-2
NL-5
NL
NM-1
CR-2
NL-3
NL-4
MHP
Mike Yokel Park
PUD-NL-5
NH-1
Fairgrounds
PUD-UR
Phil Baux Park
PR-SK
Aspen Cemetery
NL-2
NL-1
PUD-NL-3
USFS
500 ft
D. Neighborhood Zoning Map
Common Place Names
BP Business Park
CR-1 Commerical Residential-1
CR-2 Commerical Residential-2
CR-3 Commercial Residential
DC-Downtown Core
MHP Mobile Home Park
NL-1 Nbhd Low Density-1
NL-2 Nbhd Low Density-2
NL-3 Nbhd Low Density-3
NL-4 Nbhd Low Density-4
NL-5 Nbhd Low Density-5
NM-1 Nbhd Med Density-1
NM-2 Nbhd Med Density-1
NH-1 Nbhd High Density-1
OR - Office Residential
P - Public Park
P/SP - Public/Semi-Public
PR Planned Resort
PUD-NL-1
PUD-NL-2
PUD-NL-3
PUD-NL-5
PUD-NM-2
PUD-NH-1
PUD-UR
R Rural
TS - Town Square
UC Urban Commercial
Public Parks
BLM
US Fish & Wildlife Serv
National Park Service
US Forest Service
Wyoming Dept of Trans
Wyoming Game & Fish
State of Wyoming
Teton County
NORTH



E. Existing Conditions Map

This Plan reflects the Snow King Resort Area as it is in its present state. Structures Include:

- The Snow King Resort Hotel
- The Grand View Lodge Conference Center
- The Snow King Sports and Event Center
- Grand View and Love Ridge Condos
- Rafferty Center

Major Site Features include:

- Snow King Ball Park
- Phil Baux Park
- Rafferty, Cougar, and Summit Ski Lifts
- Alpine Slide, Mountain Coaster
- Miniature Golf, and Maze



E. Existing Conditions Plus Approved Plan

This Plan reflects the existing Snow King Resort Area with the addition of the approved KM6 and Snow King Hotel Development. Included in the approved development are:

- Proposed buildings A-E of the Snow King Hotel.

- Proposed conference center, commercial development, and housing on the KM6 parcel.

- Pine Lodge development now known as One Town Hill condominimums.

- Storage facility behind ice rink.

- Mid-mountain lodge, accesory buildings, and pavillion.

- Condominimum building 27 located on lot 58 above Grand View Condominimums.

- Mountain maintenance facility located on Vine Street.

- Cabins located on lots 53 and 57 above Grand View condominimums.

I. H. 2. Statement Regarding Sub-Area #6

The following projects, all located in Sub-Area 6, had a limited part in the Original Master Plan:

- Pitchfork Townhomes
- Vine St. Townhomes
- Clark's Knoll Townhouses
- Grand Vista Townhouses
- King Ridge

To be clear, Sub-Area #6 is located within and is governed by this Master Plan. Sub-Area #6 is approximately 4.85 acres and can accommodate a maximum of 252 guests. These 252 guests reduce the maximum lodging capacity (i.e. APOs) remaining in Sub-Areas #1-5 to 2,208 (2,460 APOs – 252 = 2,208 APOs). Owners of property within Sub-Area #6 are permitted to short-term rent their units. The ability to short-term rent comes from this Master Plan. Any owner that chooses to short-term rent their property within Sub-Area #6 shall be required to pay to SKRMA 1% on the gross revenue generated from all short-term rentals. This 1% fee (the SKRMA Fee, as defined and described in Chapter 11) is explained in more detail in Chapter 11. This 1% fee applies to all short-term rentals in the Master Plan. Prior to submission to the town, properties within Sub-area #6 shall be required to submit development applications to SKRMA for review only (not approval or denial of the right to submit the application to the Town.)

The Pitchfork, Clark's Knoll and Grand Vista projects were constructed from 1990 through 1996 and are expected to remain as they are regarding dimensional limitations, parking and impervious surfaces.

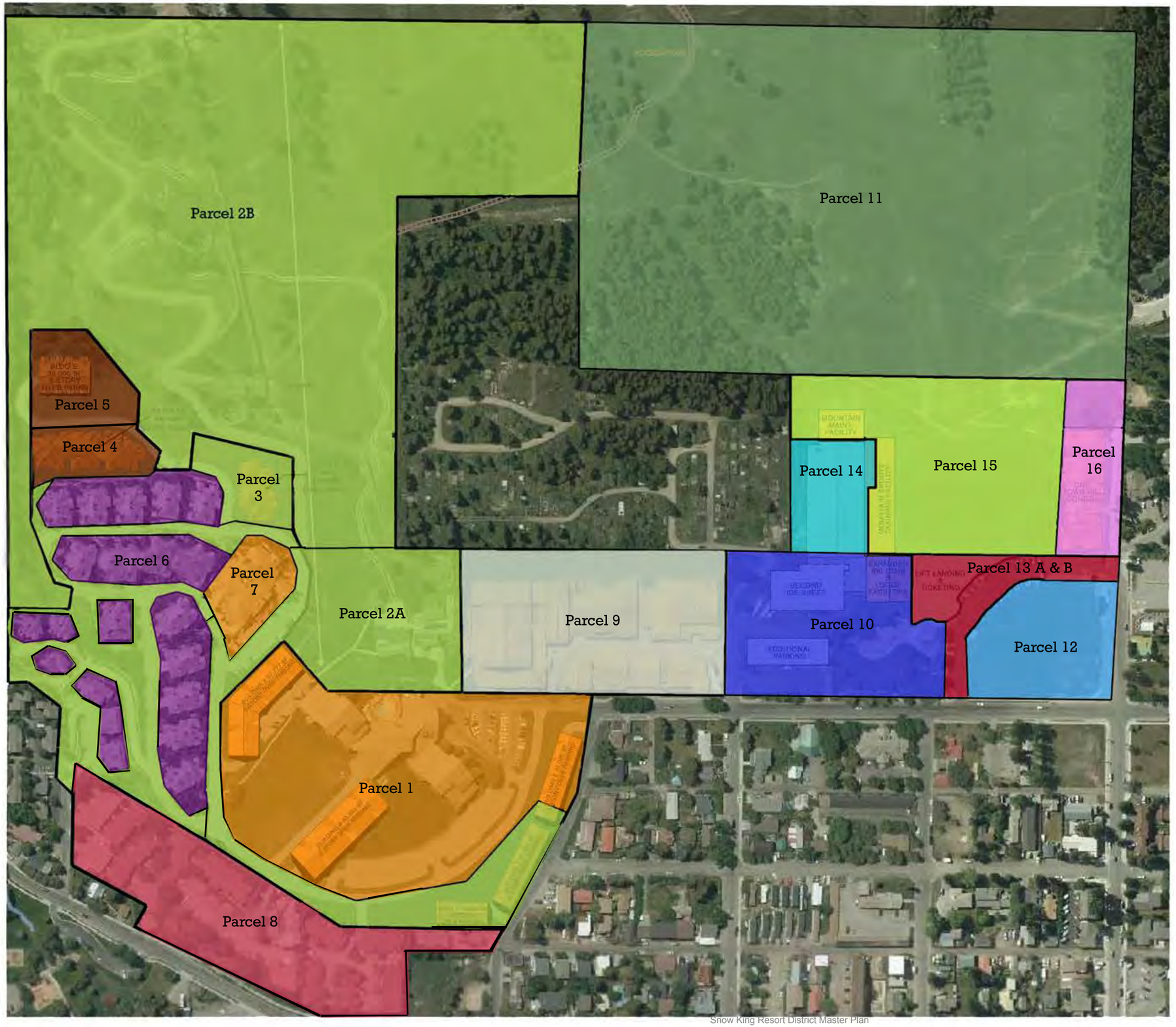
The King Ridge and Vine St. properties have been assigned 20 and 24 guests respectively.

- The Vine St. project is allowed a maximum 20 guests (APOs) and therefore is allowed to build an additional unit sized similarly to the 4 existing units.
- The King Ridge lot is allowed a maximum of 24 guests (APOs) and 9600 SF of livable space.
- The Vine St. lot has been built with one employee unit and will remain so.
- The King Ridge lot will need to provide its own employee unit or make an arrangement for compliance with the Housing Mitigation Plan for the Snow King Planned Resort District.
- Any redevelopment may not exceed these maximum Floor Areas

-Pitchfork	95,200 SF	-Grand Vista	6,800 SF
-Clark's Knoll	44,000 SF	-King Ridge	9,600 SF
-Vine St.	9,400 SF		

and cannot exceed the # of guests assigned in the table *below*.

	Pitchfork	Clark's Knoll	Grand Vista	King Ridge	Vine St. Townhomes	TOTALS
Condominium Units #	30	19	3	6	5	63
Doors#	48	19	3	12	10	92
Guests#	120	76	12	24	20	252
Site Area - Acres	2.8	1.3	0.2	0.28	0.27	4.85 Acres
Site Area - SF	122,000	56,400	8,700	12,300	12,000	211, 400 SF
Parking Spaces - #	60	38	6	16	10	130
Employee Units - #				As needed	I (2Bdnn)	



I. Land Ownership

This map indicates the private and public land ownership in the Snow King Area. The Parcels owned by Snow King Mountain Resort LLC, KDG LLC Snow King LLC, KM6 LLC, CCC's Town Hill Lofts LLC, ABSK LLC, and privately owned condominimums pertain to this Master Plan. These parcels are:

KDG Capital LLC:
- Parcel 1 8.29 Acres
- Parcel 7 (Grand View Lodge Commercial)

Snow King Mountain Resort LLC:
- Parcel 2A & 2B 35.2 Acres
- Parcel 3 .83 Acres
- Parcel 15 5.2 Acres

KM6 LLC:
- Parcel 9 4.92 Acres

ABSK LLC:
- Parcels 4 &5 1.89 Acres

CCC's Town Hill Lofts LLC:
-Parcel 16 1.3 Acres

Privately owned condos at Grand View, Love Ridge, and Simpson Patent:
- Parcel 6 4.73 Acres

Total Extent of this Master Plan 62.364 Acres

Legal description of these parcels can be found on the Teton County Map Server.

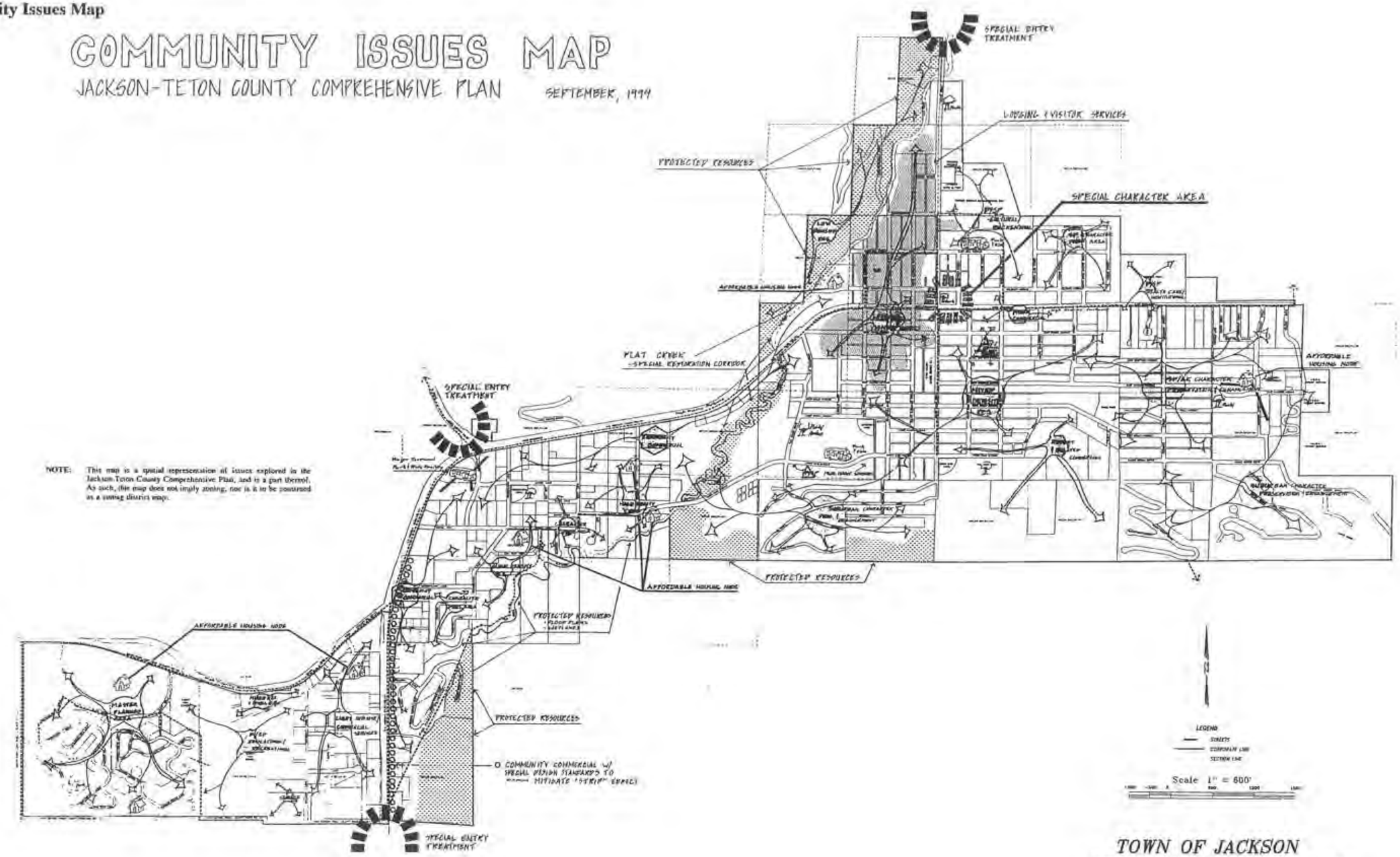
Other Parcels within the PRD:
Existing Condominium Areas:
- Parcel 8 4.85 Acres

See: Statement Regarding Exsiting Condominiums

Other Parcels presented here, although not part of this Master Plan:

Parcels owned by Town of Jackson under lease to Snow King Mountain Resort LLC
- Parcels 11, 13 A & B, and Parcel 12 in winter only
- Approximately 32 Acres.

USDA Forest Service Special Use Parmit
Issued to Snow King Mountain Resort LLC - 369.51 Acres


COMMUNITY ISSUES MAP
JACKSON-TETON COUNTY COMPREHENSIVE PLAN
SEPTEMBER, 1999
NOTE: This map is a spatial representation of issues explored in the Jackson-Teton County Comprehensive Plan, and is a part thereof. As such, this map does not imply zoning, nor is it to be construed as a zoning district map.
SPECIAL ENTRY TREATMENT
LODGING & VISITOR SERVICES
PROTECTED RESOURCES
SPECIAL CHARACTER AREA
FLAT CREEK
AFFORDABLE HOUSING NODE
PROTECTED RESOURCES
COMMUNITY COMMERCIAL W/
SPECIAL DESIGN STANDARDS TO
SPECIAL ENTRY TREATMENT
LEGEND
Scale 1" = 600'
TOWN OF JACKSON
TETON COUNTY, WYOMING
COMMUNITY ISSUES MAP

Trail Improvement Program
Snowking/ Cache Creek
(see Scoping Document of May 12, 1999 by Jackson Ranger District, Bridger-Teton NF)

98 Designation Boundary

1623 ac.
Study Boundary to 6400' Alt.

W-Fk Game Creek

Current Special Use Boundary

Leeks Canyon

369.5 ac.
Permit to 7100' Alt.

Tr.2
Hiking Trail

Josie's Ridge

Panorama House

Tiny Hagen Trail

Tr.1

Old Man's Flat Trail

6950

3

2

1

500'

1320'

104

Alpine Slide

6830

10

Ski School

6850

See Base Site Plan

1"=1200'

ORTHOPHOTO
USGS-1976

TOPOGRAPHY
NELSON
ENGINEERING
HORIZONS FILE
4-1853

Prepared:
August 18, 1998

ALPEN TECH

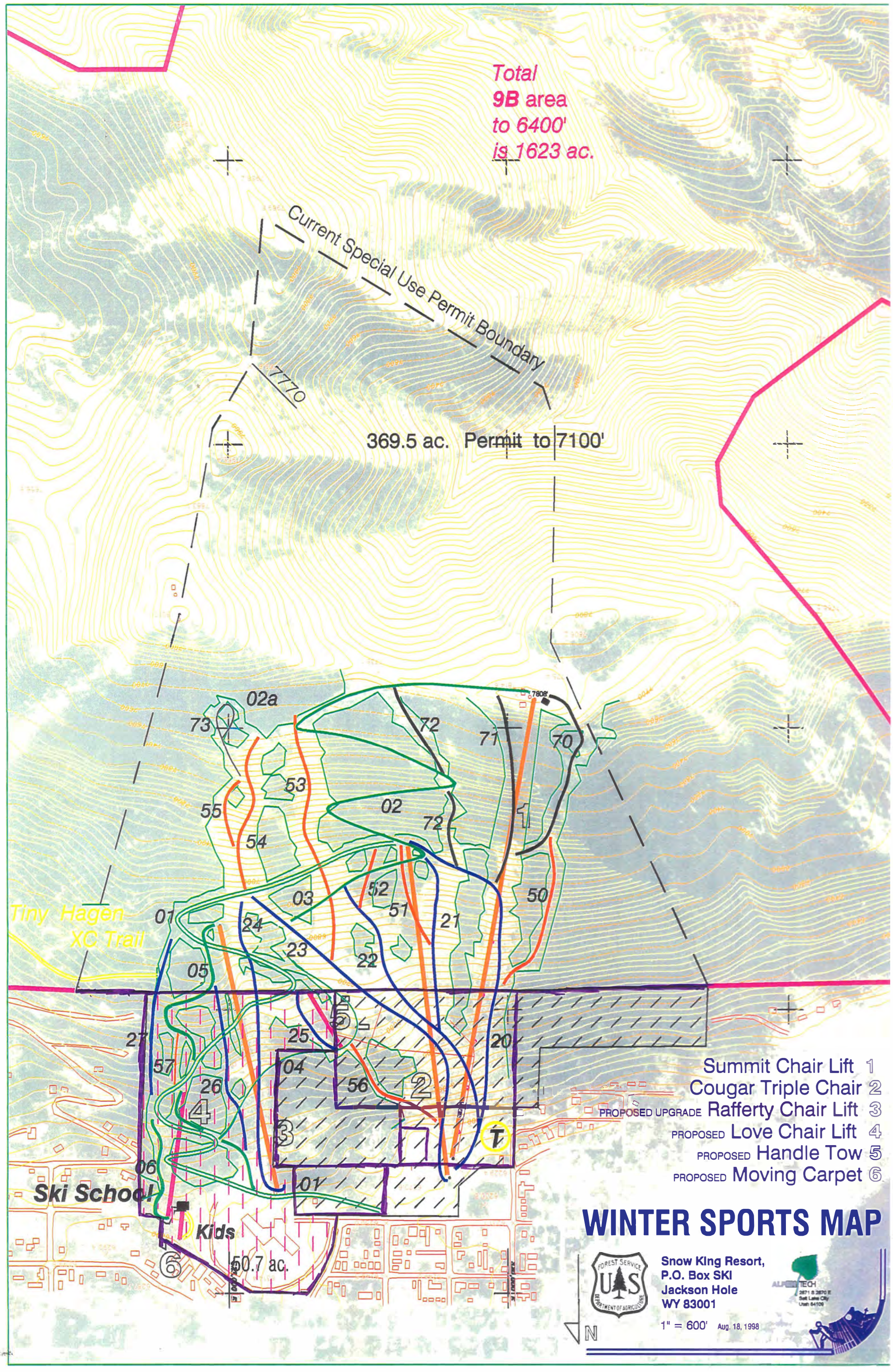
Salt Lake City, Utah

SUMMER USE, MOUNTAIN

Snow King Resort

Box SKI
Jackson Hole
WY. 83001

USFS Special Use Permit Area
Ortho Photo


Total
9B area
to 6400'
is 1623 ac.
Current Special Use Permit Boundary
7770
369.5 ac. Permit to 7100'
7808'
02a
73
72
71
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02
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22
Tiny Hagen
XC Trail
05
27
25
20
57
04
56
26
2
4
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06
01
Ski School
Kids
50.7 ac.
Summit Chair Lift 1
Cougar Triple Chair 2
PROPOSED UPGRADE Rafferty Chair Lift 3
PROPOSED Love Chair Lift 4
PROPOSED Handle Tow 5
PROPOSED Moving Carpet 6
WINTER SPORTS MAP
FOREST SERVICE
US
DEPARTMENT OF AGRICULTURE
Snow King Resort,
P.O. Box SKI
Jackson Hole
WY 83001
1" = 600'
Aug. 18, 1998
N

LEGEND

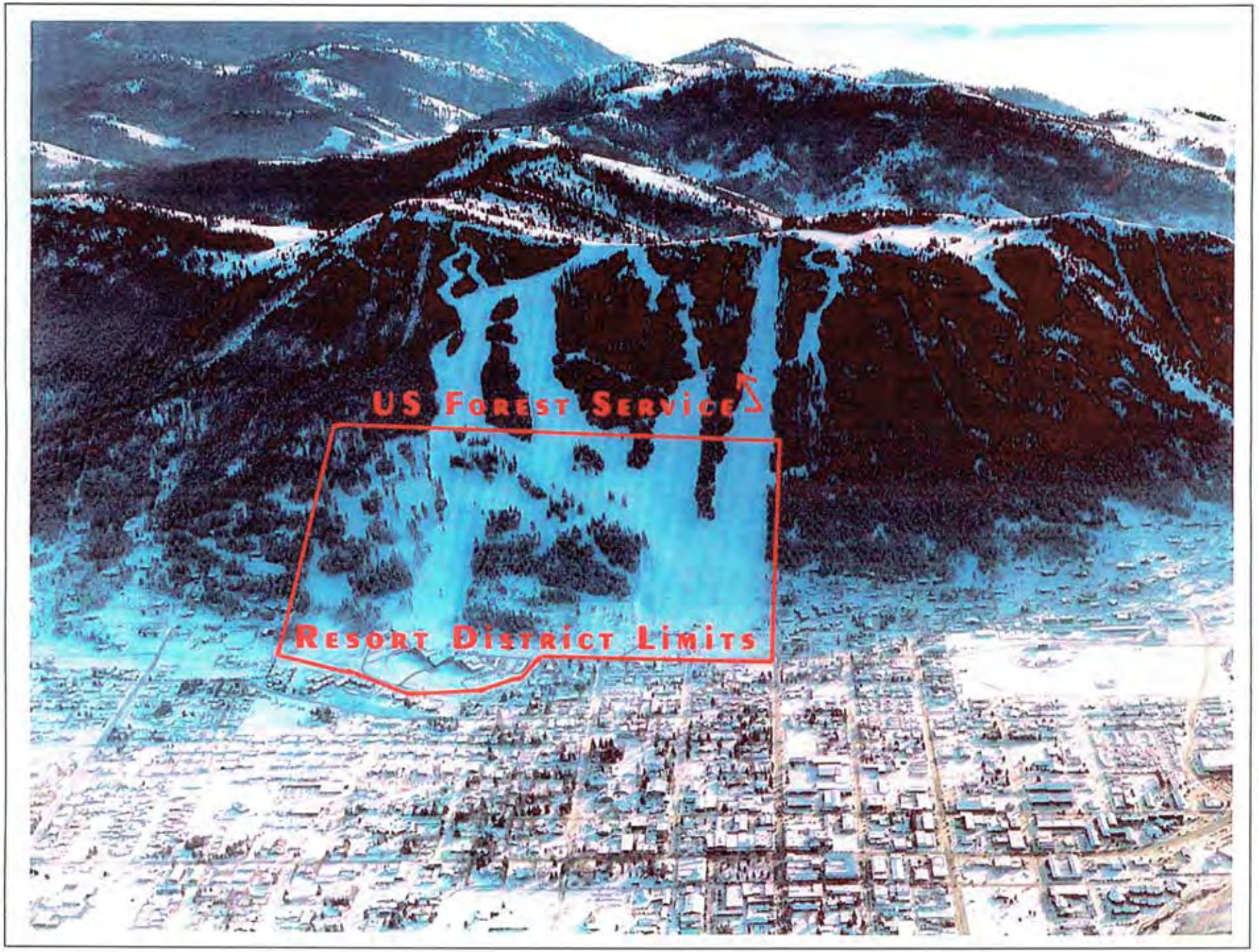
- SUP Boundary
- SUP Boundary Adjustment
- Parcel Boundary
- Existing Building
- Proposed Lift
- Proposed Building
- Existing Run
- Ski Patrol
- Parking Lot
- Mountain Coaster
- Proposed Zip Line
- Proposed Trail Grading
- Proposed Tree Skiing Terrain
- Proposed Runs
- Proposed Mountain Access Road
- Upgraded Ski Patrol Facility
- Proposed Maintenance Facility
- Proposed Wedding Venue

SNOW KING MOUNTAIN

2014 MASTER DEVELOPMENT PLAN
SUPPLEMENTAL INFORMATION
SEPTEMBER 2017

UPGRADE PLAN
Fig. 5


SUP Boundary Adjustment
SUP Boundary Adjustment
SUP Boundary
SUP Boundary
SUP Boundary
LIFT-A
LIFT-B
LIFT-C
LIFT-D
SNOW KING
(7,815')
SUMMIT GONDOLA
ALTERNATE EDMONT GONDOLA ALIGNMENT
CUCARA LIFT
DASHER LIFT
CONVEYOR
WEST
BASE AREA
(6,260')
EAST
BASE AREA
(6,825')
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US Forest Service
Resort District Limits

II. CONSISTENT WITH COMPREHENSIVE PLAN

This Master Plan is designed to help realize the vision statement and to reflect the guiding principles adopted by Teton County and the Town of Jackson as part of the Comprehensive Plan, and is consistent with both the 1994 and 2012 Comprehensive Plans as a whole and specifically addresses goals and objectives in every Chapter of the Plan. These two Comprehensive Plans are interrelated and language within both of these plans support the Master Plan. In addition to the statements in this Chapter, other submittal components further articulate the relationships between the Master Plan and various community goals.

The Snow King Resort is indicated on the Community Issues Map (of the 1994 Comprehensive Plan) as having a unique role serving both the residents of the community and the visitor-based economy of the valley. The Resort is intended to be a "Community Resort" with unique access to residents. This access is exemplified by the pathway and trail system, which is the integral fabric of the Resort.

It should also be noted that the 1994 Comprehensive Plan preceded the adoption of Division 2500 of the Land Development Regulations referring to Snow King. Therefore, Division 2500 already incorporates, within its body, most pertinent issues concerning the Comprehensive Plan. Various impacts were addressed in economic, planning and other studies that were part of the process of adopting the Snow King Planned Resort District Ordinance.

Three important community character goals specially relate to Snow King: maintaining social and economic diversity, maintaining a balance between visitation and the community and to enhance this economic center through redevelopment. The Master Plan will maintain and enhance the social and economic diversity by offering a variety of potential uses internally within the resort. New commercial, office and retail space in addition to improvements in guest facilities such as rooms, condominiums and conference areas will provide a balance of services for both guests and residents.

This proposed development is intended to help the Town of Jackson realize the vision statement in the 1994 Comprehensive Plan (pages 1-6 and 1-7), as follows:

"It is the vision of the citizens, planners and elected officials, who have all contributed to this plan, to guide and manage change and development to:

- ***Support and promote a diverse social and economic population that includes a resident work force:***

Snow King Resort currently employs over 260 persons in a variety of professional levels most of them on a year-round basis and expects to continue this pattern in its expansion. Snow King is among the top five year-round employers in Teton County. The proposed housing plan will assist us in housing more of our employees in Town. The conference facilities assist in attaining a stable year-round work force.

- ***Preserve the traditions and character of the Rocky Mountain West and Wyoming, including ranching and through architectural design;***

The design of the proposed development will help to preserve the traditional character of the region, both architecturally and functionally. The traditional character of Jackson Hole is the outcome of blending outdoor recreation, visitor services and community life and is expressed not only through architecture and appearance, but also through its functions. Snow King has proven for over 60 years our commitment to the community.

- ***Promote economic sustenance that does not depend on population growth;***

Sustainable, sensitive tourism, concentrated in already-developed areas, designed with the landscape and outdoors in mind, benefits this community economically and functionally. This proposed development aims to continue and enhance this kind of low-impact tourism.

- ***Set aside, for generations to come, scenic vistas and wildlife habitat;***

Unlike other resort development in Teton County, Snow King takes advantage of all the infrastructure and commercial development in the downtown core. It concentrates visitor impacts in the downtown core and invites them to "step outside" and enjoy our natural resources. Snow King has a proven track record of harmonious relationship with the U.S. Forest Service. This Master Plan provides generous areas of meaningful open space.

- ***Maintain and enhance environmental quality, including air and water quality;***

All new buildings will make use of technologies that help enhance environmental quality, and be connected to the existing Town of Jackson utility network. SKRMA will assist in controlling air and water quality. The resort already has a strong recycling program that will continue and be expanded.

- ***Maintain outdoor recreation and adventure opportunities;***

This proposed development provides varied outdoor recreational opportunities as part of the downtown experience. Enabling both locals and visitors to ski, skate and hike right in town, minutes from the Town Square, is one of Snow King's primary contributions to the community. Outdoor recreation at Snow King will be enhanced by this proposed development and access to the mountain through private lands preserved.

- ***Offer a spectrum of housing types, especially for resident workers.***

This proposed development meets the Town 's employee housing requirement, with the overwhelming majority being provided within the limits of the Town, as an integral part of the Town and the town's housing stock.

The guiding principles adopted in the Comprehensive Plan (pages 1 - 7 and 1-8), state that "*Teton County is a community first and a resort second"* and *"it is the intent of this Plan to create conditions for a sustainable visitor-based economy...that reflects the unique, small-town, Western commercial character of Jackson, and the outdoor recreational opportunities of Teton County as key components of the visitor experience.*" Snow King Resort is shown on the Community Issues Map as having a unique role serving both residents and visitors because of its location and history. This proposed development would make a crucial contribution to the long-term sustainability of the downtown, visitor-based economy.

In reference to Chapter 2 of the Comprehensive Plan (Population, Economy and Growth), this proposed project directly serves two goals stated on page 2-1. It will *"enhance visitor services that emphasize the area's unique outdoor attributes"* by providing a conference center that opens to the mountains as well as through its use of outdoor recreational spaces and pedestrian circulation and plazas. The Master Plan also *"defines the future boundaries of growth necessary to preserve community character.* "

This project contributes directly to maintaining community character in three ways.

- It will help to maintain social and economic diversity both by providing a range of employment opportunities and through an exceptionally strong employee-housing program. The project also enhances the social and economic diversity within the resort itself by greatly expanding the mix of uses for both visitors and residents.
- It will help to maintain a balance between visitation and community life by serving these two functions within a single facility. The conference facilities are intended to be used by visitors and residents alike, as they are now.
- This project will also help to maintain community character through redevelopment and improvements of the existing economic center at Snow King. Snow King is the largest lodging facility and resort in the Town of Jackson and currently plays a key role in the area's economy.

In Chapter 3 (Community Character), it is noted that part of the process of maintaining community

character is through providing for a style of tourism that highlights regional differences and unique characteristics. *A recent study stated that "it is a joy to encounter places that preserve, enhance and celebrate those things that set them apart and give them a meaning and personality all their own.*" (Page 3-1) Snow King's role is an interface between the town center and the mountain and combines the use of its facilities by residents and visitors alike. This integration sets Snow King apart and gives it its own personality. The seamless transition from Town to Resort is emphasized in this Master Plan.

In Chapter 4 (Natural and Scenic Resources), this project addresses three objectives (pages 4-7 and 4-8).

- It will *"improve the visual quality of existing development"*. Visual quality is addressed throughout this Mater Plan and buildings are carefully placed to minimize visual impacts. A visual impact study is part of this Master Plan.
- It will help to *"preserve open space"* by providing for ample open space as part of the site plan design.
- It will help to *"provide and manage access to natural resource areas in a manner consistent with natural resource protection goals"* through a network of trails which improve access as well as concentrate other uses in specific, already-impacted areas.

Regarding Chapter 5 (Housing), this project will *provide a variety of affordable workforce housing as the resort continues to develop,* as called for in the Town's housing goals shown on pages 5-6 and 5-7. Because of stable year-round employment, this development also helps the resort's workforce afford available housing. The Housing element proposes housing both within the PRD and in other locations in the Town of Jackson. It also proposes a variety of housing types to meet the needs of different levels of employees. Snow King is proud of the broad spectrum of employment opportunities it offers and intends to support this spectrum with appropriate housing.

In Chapter 6 (Commercial and Resort Development), tourism and related services are recognized as the economic base of the community. The conference center is a key component of this sector. The Comprehensive Plan also calls for *avoiding strip development and encouraging outdoor-oriented tourism.* With the ski hill, hiking and biking trails, skating and other outdoor amenities located near the center of town, this proposed development addresses both of these goals. An additional plus is the ready accessibility to the community of our resort facilities. The proposed development also fulfills the goal of creating a full-service conference /convention center and provides a stabilizing year-round foundation to our seasonal economy.

In Chapter 7 (Community Facilities), this Master Plan will enable us to *collaboratively anticipate community facility needs,* a primary goal (page 7-19). It also helps locate demand for community infrastructure in an appropriate location.

In regards to Chapter 8 (Transportation), the Comprehensive Plan calls for *transportation planning, which helps to preserve and enhance community character.* The location of a conference center within walking distance of downtown, helps to minimize traffic demands. The transportation element of this Master Plan takes into consideration transit, pathways, traffic impacts, parking and airport capacities.

The recurring theme of this chapter is balance: seeking a balance between what the resort gives to the community in terms of jobs, tax revenue, meeting space, and recreation and, in turn, what the resort requires in terms of water, sewer, mass transit and employee housing. The theme of balance also relates to the scale and character of the development and how well it fits into the fabric of the community and the landscape. As mentioned in the Statement of Purpose, this proposed development is an excellent example of balance.

In all of these ways, and many others, the proposed Master Plan is consistent with the 1994 Comprehensive Plan and helps to meet its community goals. The Master Plan is also consistent with the 2012 Comprehensive Plan which was built upon the foundation of the 1994 Comprehensive Plan.

The Snow King Resort is part of the Town Commercial Core district as indicated in the 2012 Comprehensive Plan, which serves as the economic hub of Teton County. The 2012 Comprehensive Plan highlights the following character defining features for Snow King Resort:

"This district is anchored by two primary economic and community centers, each with their own identity and role – Snow King Resort and Downtown. A key goal of the district will be to better connect these subareas in order for each to benefit from the other's vitality, complementary uses, and activities while supporting the overall success of the district as the center for our tourist-based economy."

"This transitional Subarea is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed-use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The resort has long been an integral part of the community, playing the role of the 'Town Hill,' providing a host of winter and summer recreational amenities. In the future, Snow King Resort will complement Downtown lodging and tourist amenities."

"In the future, the subarea will complement Downtown lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism-based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the built environment as a key to a successful resort experience."

"Consistent with the master plan, Snow King Avenue will be developed into a mixed-use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there."

III. COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

All the lands within this Master Plan are zoned “Planned Resort District” in the Official Zoning District Map, and all development is governed by Division 4.3.1, Planned Resort District, of the Town of Jackson's Land Development Regulations. This Division specifies the purpose, intent procedures and standards applying to such developments and guides all aspects for this Master Plan. This Master Plan is fully consistent with the regulations in Division 4.3.1.

The Master Plan utilizes and complies with the intensity of use and performance- b a s e d thresholds established in Section 4.3.2 of the regulations. The land under this Master Plan will be used as a mixed-use district designed in such a manner as to preserve open space by concentrating development only in specific portions of the district, and allocating access routes to the national Forest and to pathways that connect the East and West sides of the Town.

This document, as a whole, responds and complies with all the sections of the zoning and development regulations relevant to Snow King. Even when compared with other zoning Districts, the proposed Landscape Surface Ratio (.50 for the total of Sub-Areas 1, 2, 4, 5 and 6 and .30 for the area within Sub-Areas 1, 2, 3 and 4) and Floor Area Ratio (.40 for the total of Sub-Areas 1, 2, 4, 5 and 6 and .60 for the area within Sub-Areas 1, 2, 3, and 4 compare favorably even with those for residential areas and with the requirements of Division 4.3.1.

As specifically stated in Section 4.3.1.F.2, *"it is fully consistent with the Division that Planned Resorts may have dimensional, design and other development standards different from those described in other Sections of these LDR's due to the unique circumstances of, and community objectives for, resort development.* " This Master Plan presents its own Dimensional Limitation Plan in accordance with Section 4.3.1.F, that takes into account the specific topography and location of the lands encompassed in this Master Plan.

The Dimensional Limitation Plan explains its rationale and establishes vertical and horizontal dimensional limitations that are a product of the existing built environment and the topographical context of this site. Floor areas are necessarily large to insure Snow King's position as the largest conference facility in the valley. These aspects of the built environment are tempered by a three-dimensional building envelope system specific to all the high use areas. The types of allowable uses are many and varied to ensure community needs, diversity, synergy and increased economic viability. These uses are consistent with a high-intensity resort development node tucked against the base of Snow King Mountain.

The following is a summary of how this Master Plan meets the requirements of each section of Division 4.3.1 and the required findings for approval.

SECTION 4.3.1.A PURPOSE AND INTENT

Division 4.3 of the Town of Jackson Land Development Regulations defines the Planned Resort District Zoning District as follows:

> *"Planned resort (PR) District. The purpose of the Planned Resort Zone is to provide for a mix of recreational, retail, and service-oriented activities which have a high degree of self-containment and provides economic and other benefits to the community. The Planned Resort Zone is intended to guide the creation or continuation of a planned development configured round a major recreational activity.*"

The Master Plan is responsive to every objective of Division 4.3. As the largest convention facility and resort in the Town of Jackson, and encompassing a large contiguous undeveloped land located between Town and forest, the proposed development represents perhaps the only opportunity available to the Town to meet these objectives. The goals of this Master Plan and the purposes of these regulations are closely matched. The purposes of these regulations are stated as to:

A. *Encourage recreational activities that rely on indigenous natural attributes of the area. contribute to the community's character and economy and have had a long-standing beneficial role in the community;*

Snow King Resort blends conference facilities and other visitor services with varied year-round recreation on the mountain, including skiing, skating, tubing, hiking, biking, horseback riding, activities for children and a summer chairlift and alpine slide. Snow King has evolved as an important part of Jackson's community character because of the way it functions, as a gathering place for both residents and visitors. The existing conference and hotel facilities have benefited Jackson Hole residents and visitors since 1976, while the ski hill and other mountain recreation uses represent a tradition going back to 1939.

B. *Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences;*

The proposed development has been planned within the context of the entire downtown area and is coordinated with plans for the Multi-Agency Campus and the Community Center for the Arts to contribute to an animated, viable and vibrant downtown. Snow King's development encourages a concentration of services in the downtown area, leading to more pedestrian activity and efficient corridor use that will bring people to the Town Square. Snow King is an integral part of a holistic downtown vision, and the proposed convention facilities will be the mainstay of a year-round downtown economy.

C. Create a process in which applicants, Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area;

This Master Plan is another step in a long-standing pattern of collaboration and partnership between Snow King and the Town of Jackson, which includes the joint development of Snow King Center and many aspects of the ski operation including snowmaking water and land leases. All the landowners within the Master Plan are acting in unison.

D. *Permit resort development that contributes to the winter and shoulder economic seasons;*
Convention facilities are key because they attract year-round use. Currently our meetings and convention business provide us with a better off-season occupancy than the Teton County average. With the proposed development, we will be able to accommodate a much broader variety of meetings, and as a result, expect a better spring and fall occupancy rate.

E. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts;

As expressed in various Chapters of this Master Plan, non-motorized pathways are the backbone of this mixed -use resort. In addition to the obvious benefits of providing convention facilities in the immediate downtown area with pedestrian and shuttle access to all the Town Square Businesses Snow King also provides pedestrian access to the mountain. Many people take advantage of Snow King's trails and recreational facilities to enjoy the outdoors without leaving town. Snow King's unique mix of land uses helps ease transportation demands in various ways. This Master Plan includes all the required components of a transportation element and proposes a transportation plan that will serve the goals adopted in the Town's Transportation Plan. Snow King will be an integral part of a multi-modal downtown transportation system. In addition, Snow King's trails and pathways will add a valuable amenity above and beyond what is required by the regulations.

F. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community;

Consistency with the Comprehensive Plan is discussed in detail in another Chapter.

G. Enable long-range planning for infrastructure,capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area,

This Master Plan establishes maximum development potential in keeping with the maximum established in Division 4.3, and provides the framework for collaboration in the provision of infrastructure needed for a successful development.

H. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character;

Snow King's development is a continuation of a pattern of use, which is already well established for the property. This development will maintain the existing balance between visitor and resident use of the facilities and bring much-enhanced benefits to the community as a whole. We cannot claim that it will not contribute to the shift away from rural character, but this shift is a consequence of other factors as well. No doubt each discreet development small or large, contributes to this change. Although some portions of the site will be developed in an urban manner, over half of the land is dedicated to open recreational space.

I. Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare and well- being;

The proposed convention facilities will make a significant contribution toward a sustainable economy for the Town of Jackson, as documented in prior studies. The Resort as a whole will make a large contribution to the economic health of the downtown area. The proposed workforce-housing element will make a significant contribution to the housing stock for working people in the downtown area. The proposed recreational development will benefit the entire community and existing recreational uses will be maintained. The design will be a visual enhancement of the mountain base area.

SECTION 4.3.1.B APPLICABILITY

Snow King Resort is specifically named.

SECTION 4.3.1.E PROCEDURE

This Master Plan is in compliance with the procedures outlined in Section 4.3.1.E.

Section 4.3.1.D. Require the following submittal components:

(a) Statement of Purpose
(b) Master Site Plan
(c) Dimensional Limitation Plan
(d) Design Guidelines
(e) Transportation Demand Management Plan
(f) Housing Mitigation Plan
(g) Capital Improvements Plan
(h) Land Use Plan
(i) Phasing Plan
(j) Community Services Element

The Chapters of this Master Plan are organized, as much as possible, in response to this requirement.

SECTJON 4.3 STANDARDS APPLYING TO ALL PLANNED RESORTS

This Master Plan application is complete as per Section 4.3 requirements. Each section of this Master Plan explains how it intends to meet the standards for various components and elements set forth in Section 4.3.

SECTION 4.3.2 STANDARDS SPECIFIC TO SNOW KING RESORT

These standards fall into six categories:

a. Character and design
b. Capacity
c. Land use
d. Landscape surface area
e. Environmental analysis
f. Relationship to Town Square

Regarding (a) character and design, this is discussed in detail under "Design Guidelines", Chapter VI of this Master Plan. The proposed development meets and exceeds every one of the specific design standards for Snow King. Although some of the buildings are necessarily large, the scale needs to be considered in the whole context of the goals and objectives of this Planned Resort District.

Regarding (e) environmental analysis, the site does not contain any wetlands and does not interfere in wildlife migration routes. Environmental and hazardous materials assessments have been conducted and no underground storage tanks are located in any of the parcels under consideration. Soils analysis has included studies of the maps prepared by Dr. Love and Harry Covington pertaining to steepness of slopes, ground stability, geologic maps, loam y soils and snow slides possibilities. In addition, visual inspections have been conducted with Dr. Love and results of soi1 test borings, pits and actual foundation excavations have been analyzed.

All structures in this Master Plan are located in appropriate and stable soil areas. Some of the small

structures located within the steeper slopes of Sub- Area 4 are located on soils that will require engineered foundations. Visual impacts are discussed in detail in various chapters of this Master Plan.

As an operating business, consideration has also been given to operational efficiency and the wise use of resources. Snow King presently follows, and will continue to adhere to, OSHA, DEQ, EPA, ADA and BATF regulations regarding the storage, handling and disposal of dangerous materials as well as other employee and guest related requirements. Impacts are also minimized through the use of management guidelines, such as the National Ski Area Association's Environmental Principles for Ski Areas.

Regarding (f) relationship to Town Square, the transportation element of this Plan describes components, which encourage non-motorized access and public transit access to the Town Square.

Other various aspects are presented in written or graphic form throughout this Master Plan.

SECTION 4.3.1.D FINDINGS FOR APPROVAL

This Master Plan positively responds to and meets or exceeds all the findings for approval described in Section 4.3.1.D:

A. Consistency with Comprehensive Plan. The Master Plan is consistent with the goals and objectives of the Jackson/Teton county Comprehensive Plan.

B. Consistency with purpose and intent. The Master Plan is substantially consistent with the purpose and intent of this Division, as set forth in Section 4.3.1.A, Purpose and Intent.

C. Affordable and employee housing. The Master Plan ensures a supply of affordable and employee housing that is in accordance with the requirements for housing created by development within the Planned Resort.

D. Design guidelines. The Master Plan contains design guidelines that

1. *Establish standards for buildings, spaces, signs and lighting within the Planned Resort*
2. *Promote the design concepts set forth in Section 4.3.1.F.7, Design element; and*
3. *Establish a method for consistent implementation of the guidelines.*

E. Transportation element. The Master Plan contains a traffic impact analysis and transportation demand management plan that:

1. *Promote multimodal forms of transportation that are consistent with the transportation goals of Jackson /Teton County Comprehensive Plan;*
2. *Manage the generation of resort related traffic to avoid undermining community character and endangering the public health, safety and welfare; and,*
3. *Identify an equitable cost sharing plan for transportation facilities and services*

F. Capital improvements plan. The Master Plan contains a capital improvements plan that ensures infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands.

G. *Land use element. The Master Plan promotes land uses that support and maintain the character of the resort as specified in Section 4.3.1.F.7, Character Element.*

H. *Phasing plan. The Master Plan contains a phasing plan.*

I. *Character element. The Master Plan ensures the resort 's development will be in keeping with the community's goals.*

This Master Plan is consistent with the Comprehensive Plan and the purpose and intent of all these regulations. In the following chapters, the introduction for each chapter specifies how this Master Plan meets the requirements for affordable and employee housing, design, transportation capital improvements, land use and phasing. We believe that this Master Plan meets and exceeds the standards for each of these elements.

The final finding required for approval is that the Master Plan "ensures the resort's development will be in keeping with the community's character and the planned character for the vicinity of the resort." This issue is addressed in the Statement of Purpose.

Among the many features of this Master Plan is that it meets the present and future needs of the Town of Jackson by enhancing an already-existing pattern of use. By expanding Snow King's capacity, the Town of Jackson can attain several desired goals with minimum impact. The impacts that are anticipated are generally compatible with the resort' s vicinity NH-1 zoning.

A particular and unique strength of this Master Plan is its conformance to the Community Services standards (Section 4.3.1.F.12, which call for the Resort to function as *"integral parts of the community by participating in civic initiatives and by implementing the goals of the community."* These standards encourage *"programs designed to retain access to the resort's main recreational activity and facilities, ... help to maintain a balance between out-of-town visitors and the community, and contribute to the quality of life of the community.*" As a community partner for over 60 years, Snow King is proud of its close relationship with the community. The various Chapters of this Master Plan clearly address all of the impacts and the rationale o f the proposed development in a cooperative spirit with the community.

Issues of building height are considered in the Dimensional Limitations Chapter.
It must be noted that goals such as creating a sense of arrival, a dense development oriented towards pedestrian circulation, creating meaningful open spaces and activity areas, proximity to parking, incorporating employee housing and in general creating a vibrant mixed-use district necessitates higher buildings than in other zoning districts. The topography of the site clearly helps in blending larger buildings into the mountains. The Dimensional Limitations and Design Guidelines Chapters expand on this topic and also compare future buildings with the existing hotel and Snow King Center. When taken together, a balance is reached that achieves the stated goals and objectives of this Master Plan.

Regarding (b) capacity, the maximum lodging capacity of sub areas 1-5 is 2,208 guests and the maximum building square footage of 915,000 SF are to remain in adherence to the intensity of use established in Section 4.3.2.C as amended.

This appropriate capacity and size of the resort was discussed in detail during the process of adoption of Division 4.3. Independent studies conducted by the Town and County took into consideration

not only the site characteristics of each resort, but the inter-relationship between Snow King and other resorts, mainly Teton Village. The size of private land parcels, floor area ratios, landscape surface ratios and other specific site factors were also considered in the process.The size of the resort was also determined to be appropriate in relation to the conference/convention facilities desired by the community and the need to make this conference center financially feasible.

These and other aspects were factors determining the optimum size of the Snow King District Planned Resort and these results were incorporated into Division 4.3 of the Land Development Regulations.

When fully developed, Snow King Resort's goal is to have the best-equipped conference facility in the State of Wyoming. As proposed these facilities will be highly flexible, much more pleasant than most urban conference centers and will be visually and functionally connected to the surrounding landscape with ready access to the outdoors. When enhanced by Jackson's allure as an exciting destination, this facility will have the potential to attract meetings from all around the region as well as from the highly competitive national market. The objective will be to accommodate conferences for 100 to 300 participants with sufficient space for breakout rooms and to accommodate concurrent groups and functions. This scale is compatible with our community's transportation systems and other commercial infrastructure.

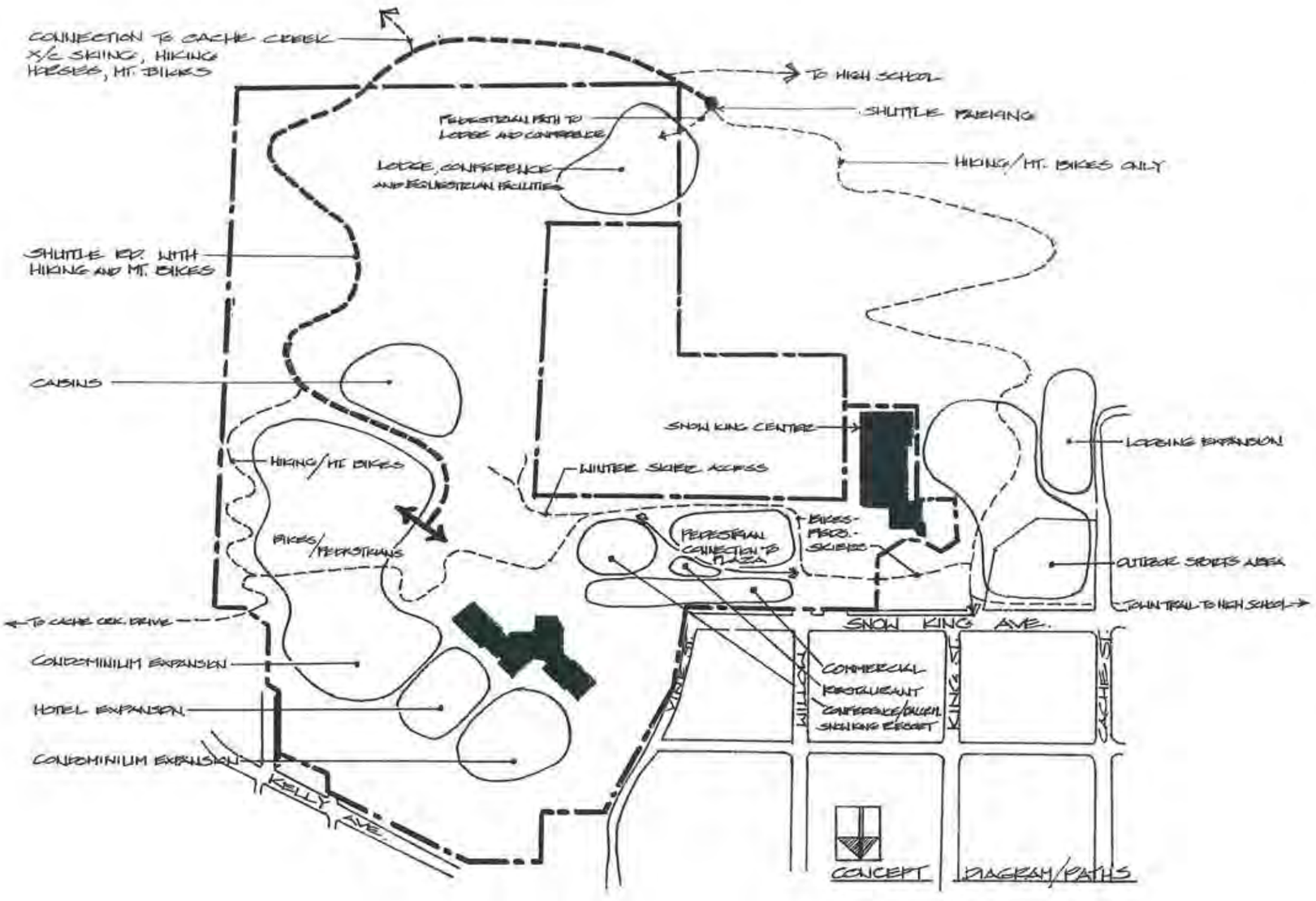
Additionally, Snow King hosts many conferences that use other lodging facilities in town. As their enrollment and programming needs expand, more conference and exhibit space are required to accommodate these town-wide meetings. These meetings provide a stable, low-impact base for the visitor services sector of our economy and, as envisioned in these regulations, contribute to other long-term community goals.

In this context, it is important to note the purpose of this Master Plan is to define maximum build-out for Snow King Resort. This proposal represents the complete facility that will be available to Jackson and these facilities will be developed in phases, over a period of time. As time passes space requirements for individual uses change, while the overall caps remain in place.

Regarding (c) land use, the standard calls for convention facilities capable of competing successfully in the *"year-round convention market."*

Regarding proposed commercial development, the health club, daycare and ski school are all integral parts of a full-service facility and will benefit the lodging guests and other community needs. New food and beverage facilities are proposed in addition to the existing restaurant and kitchens, as well as unassigned commercial space for neighborhood convenience business and for on-site guest services. The proposed movie theatres will be able to be used for conferences during the day and attract visitors to invigorate the pedestrian plaza at other times.

Regarding (d) landscape surface area, the standard calls for a minimum LSR of .25 within developed areas of the Resort. This Master Plan provides a higher minimum LSR of .30 within these developed Sub-Areas. As called for in this standard, the Master Plan also provides an attractive streetscape along Snow King Avenue, a porous edge and high quality outdoor public space for events and interaction. The goal is to achieve a festival marketplace atmosphere for the plaza area by combining the multiple functions of conference center, commercial space, food and beverage service and open space. The creative mix of businesses and functions will be the key to success.



IV. A. Introduction to Site Plans

The Master Site Plan on the following pages is a refined product of the Conceptual Master Plan submitted in 1995 during the Planned Resort District presentations that were the basis of the PRD ordinance. While slight variations occur, the foundations of the proposed Master Plan are based on the attached Concept Plan and is consistent with prior presentations and masterplans dating back to 1973.

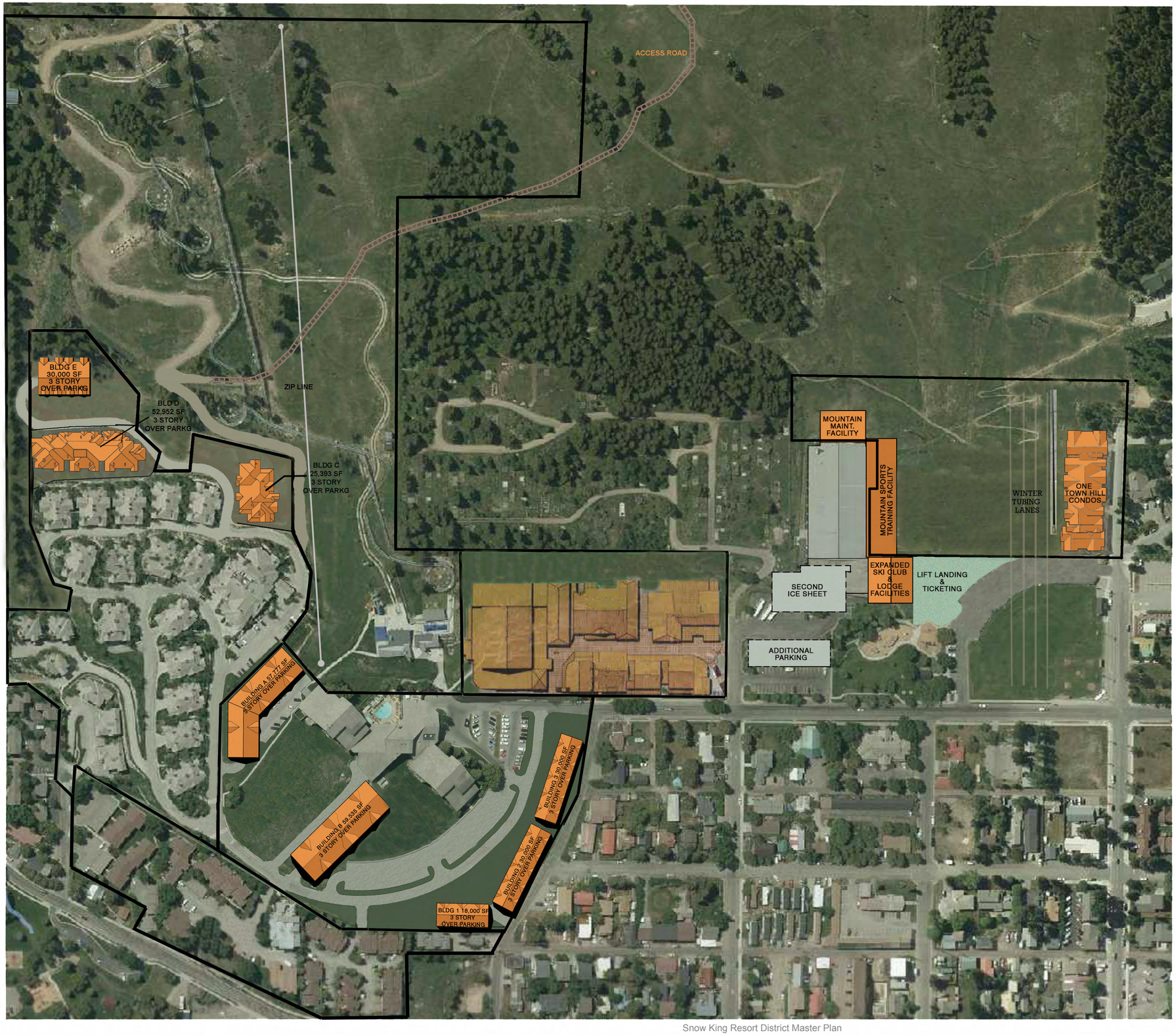
The large contiguous undeveloped land holdings being considered in this Master Plan afford a great opportunity in designing a successful project. Careful consideration has been given to its topography, vegetation, and location. Hiking trails, wind, soils, vehicular, pedestrian and services access, orientation, light and other aspects of the site have been inventoried and considered. This plan is the result of many years of careful thought and studies.

The backbone of This Master Plan is the pedestrian circulation routes connecting Town to Forest lands and the various functions of the Resort. Pedestrian and vehicular circulation is separated as much as possible and East/West and North/South pedestrian/bike connectors are of primary importance. Two primary hiking, riding and bike trails cut across the face of Snow King providing summer shuttle access to the mid-mountain area and additional opportunities for hikers and mountain bikers. The KM6 area (Sub-Area 2) fully develops the pedestrian plaza with connections to Willow Street and the downtown area of Jackson, as well being the nexus of the East/West pedestrian/bike trail network.

This Master Plan places various functions in the most appropriate location and within reasonable walking distances of one another. Dense lodging and conference facilities are located in close proximity to allow conference participants mostly interior circulation. At the same time, priority is given to convenient access to the outdoors from lodging and conference areas, as well as to the availability of natural light to most meeting rooms. The Conference Center is centrally located in close proximity to parking, porte cochere, lodging, underground services and within walking distance to the existing hotel meeting rooms and the Snow King Center.

Building envelopes are a result of their relationship to many aspects, but most importantly indoor and outdoor pedestrian circulation, proximity and access to recreation/assembly areas and intended to create meaningful outdoor spaces. Other Chapters of this Master Plan discuss the rationale for the many aspects of the proposed development. The resulting design accomplishes the goals and objectives of this master plan in a manner complimentary to its location and site characteristics.

This Chapter presents graphic information about the proposed development after build-out. Two separate maps present the proposed Site Plan. The Summer Master Plan depicts the proposed development with both existing and approved features, as they would appear during the summer season. The Winter Master Plan does the same for the winter season. The importance of pedestrian circulation is better portrayed in these two separate maps and in the Transit Routes, Trails, Pathways and Sidewalks plans. The Snow King trail map puts the Master Plan into the larger context of the Snow King massif. The Sub-Area plan sub-divides the total area of this Master Plan into smaller sections for purposes of clarity and ease of analysis.



C. Proposed Master Plan

The proposed Summer / Winter Master Plan depicts the proposed development along with existing and approved features. Proposed site development features include:

Love Ridge / Grand View Vicinity

- Grand View Lodge & Conference Center
- Grand View & Love Ridge Condos
- Proposed development on lots 53, 57, & 58

Hotel Additions

- Buildings A & B
- Paved Parking Areas, Roads and Walks

KM6 Area

- Conference Center / Indoor Recreation
- Buildings K, L, M
- Walks and Stairs
- Heated Plaza, Walks and Stairs
- Existing Miniature Golf and Maze

East Base Area

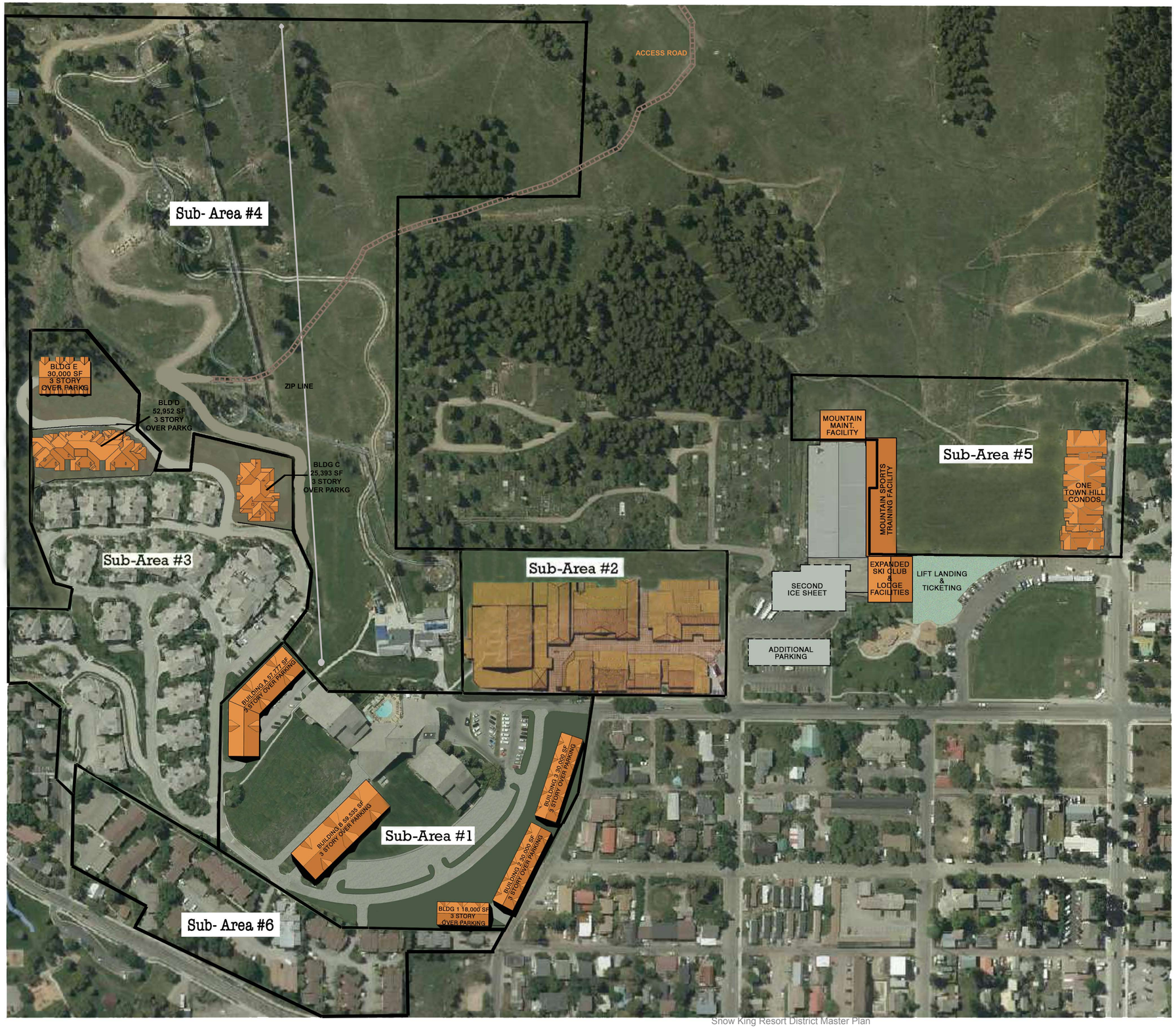
- Rafferty Center & Mountain Coaster
- Alpine Slide & Rafferty Lift
- Zip-line

West Base Area

- One Town Hill Condos
- Proposed Mountain Sports Training Facility
- Proposed Mountain Maintenance Facility
- Snow King Sports and Event Center
- Proposed Expanded Lodge Building
- Proposed Gondola

Vine Street Area

- Employee Housing / Apartments



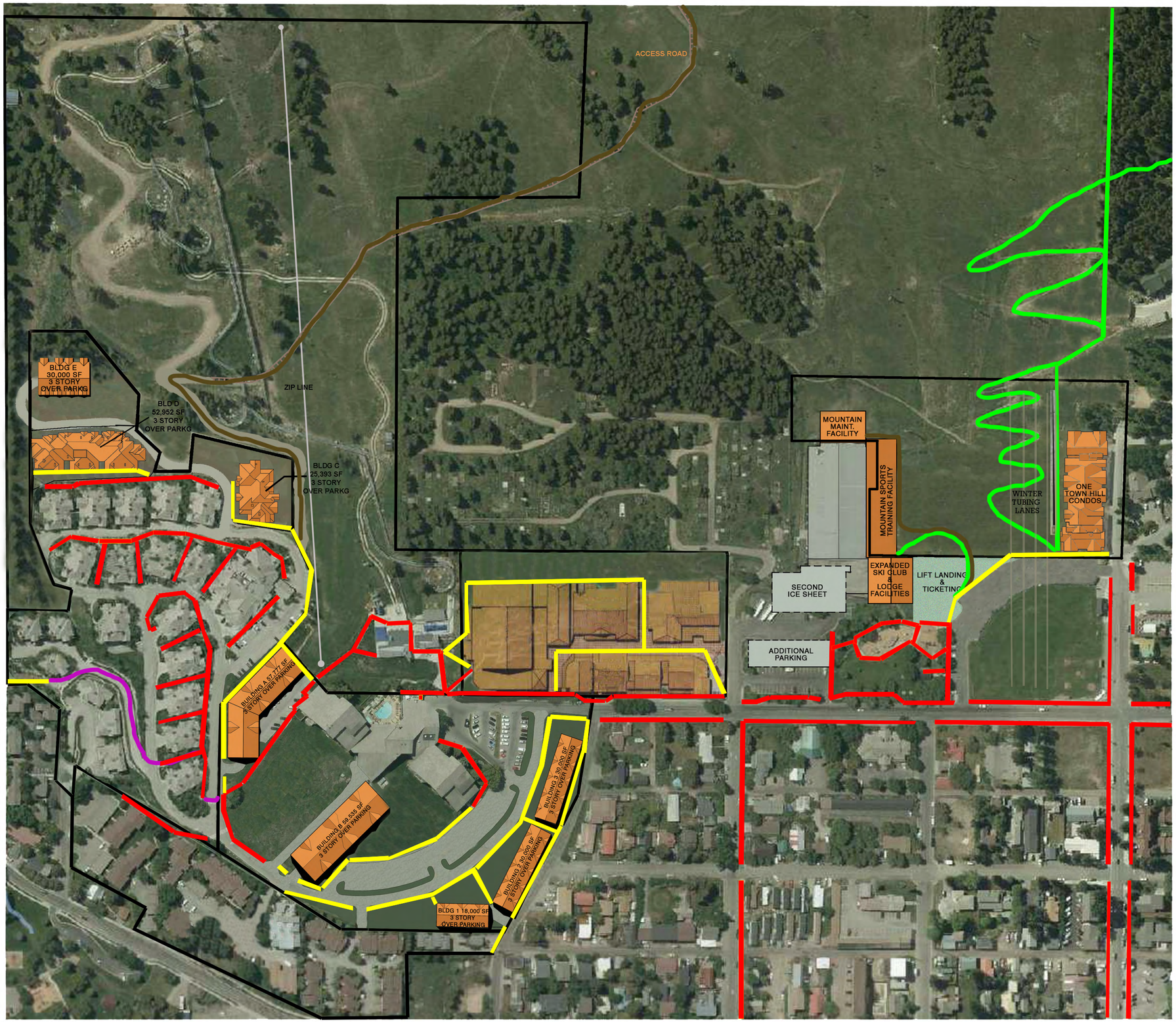
B./D. Sub-Area Plan

For planning purposes the land in the Snow King Planned Resort District has been reconfigured as follows:

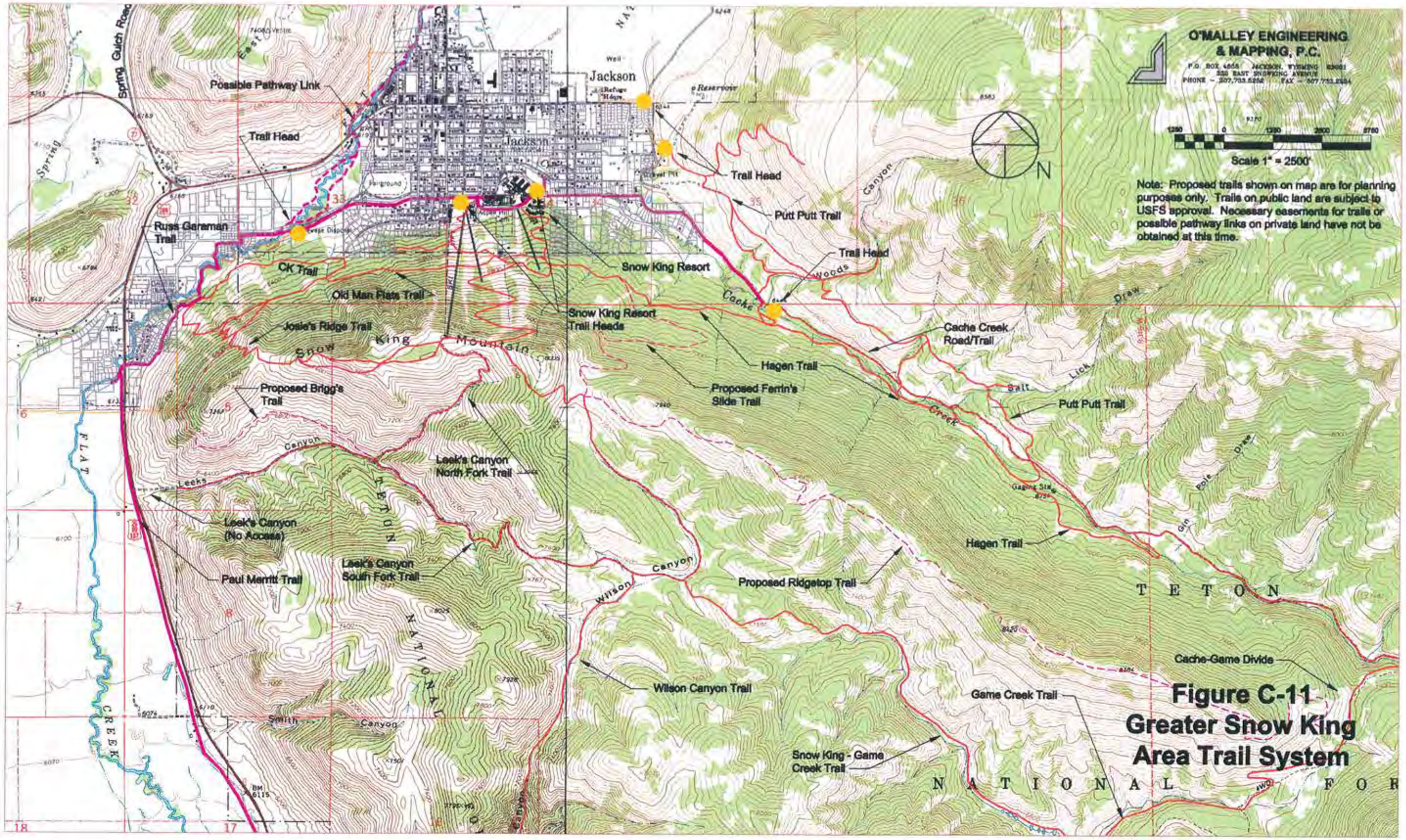
Sub-Area #1: Existing Hotels, Hotel Additions and employee housing.
Sub-Area #2: KM6 Area between Hotel and Snow King Center
Sub-Area #3: Existing and proposed condominiums
Sub-Area #4: Snow King Mountain Recreation area
Sub-Area #5: Snow King Mountain West Base area and One Town Hill
Sub-Area #6: Existing Condominium Area *

*Sub-Area #6 - See statement regarding existing condominiums

Snow King Resort Circulation Trails, Pathways & Sidewalks



- Existing Sidewalk
- Circulation Connection
- Access Road/Summer Trail
- Hiking/Biking Trails/Paths
- Future Sidewalk


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520 EAST SNOWKING AVENUE
PHONE - 307.733.5252 FAX - 307.733.2584
1250 0 1250 2500 3750
Scale 1" = 2500'
N
Note: Proposed trails shown on map are for planning purposes only. Trails on public land are subject to USFS approval. Necessary easements for trails or possible pathway links on private land have not be obtained at this time.
Possible Pathway Link
Trail Head
Russ Garaman Trail
CK Trail
Old Man Flats Trail
Josie's Ridge Trail
Proposed Brigg's Trail
Leek's Canyon (No Access)
Paul Merritt Trail
Leek's Canyon North Fork Trail
Leek's Canyon South Fork Trail
Snow King Resort
Snow King Resort Trail Heads
Proposed Ferrin's Slide Trail
Trail Head
Putt Putt Trail
Trail Head
Cache Creek Road/Trail
Hagen Trail
Putt Putt Trail
Hagen Trail
Proposed Ridgetop Trail
Wilson Canyon Trail
Game Creek Trail
Snow King - Game Creek Trail
Cache-Game Divide
Figure C-11
Greater Snow King Area Trail System

V. THE LAND USE PLAN

Introduction to Land Use Plan

Section 4.3.1.F.10 of the PRD regulations requires a Land Use Element that supports and maintains the character of the resort. The regulations set forth permitted uses and guidelines for the amount and type of development.

As stated in other Chapters of this Master Plan, a major goal is to create a vibrant mixed-use resort. To attain this goal, many varied uses are allowed and the whole site is considered as an integral unit in order to maximize efficiency and create the desired results. The objective of this Master Plan is to develop a high-intensity resort node of development, which is compatible with its location in the neighborhood, and with its crucial relationship with downtown Jackson.

Permitted uses are listed in Section 4.3.1.F.10. Permitted uses include residential uses, uses necessary to support the resort's primary recreational activities and uses necessary to support the resort's lodging, day visitors, employees and use by local residents. In the case of Snow King, conference center uses are emphasized and commercial uses serving on-site guests and the adjacent neighborhood are permitted. Special events are also permitted. Prohibited uses include regional serving commercial uses and commercial amusement activities, which are deemed detrimental to community goals and character.

The regulations set forth basic considerations for establishing the amount and type of development: (I) Rationale and character objectives for the resort area; (2) overall development which can be permitted while preserving community character; (3) infrastructure capacity; and (4) resort self--sufficiency to minimize vehicle trips.

The first two issues are discussed in Chapters II, III, VI and VII, in the context of Consistency with the Comprehensive Plan, Compliance with the Land Development Regulations, Design Guidelines and Dimensional Limitations Plan. The issue of infrastructure capacity is discussed as part of Chapter X, Capital Improvements Plan. The issue of resort self-sufficiency is generally not applicable since the intention of this Master Plan is to be integrated with the downtown area. However, the proposed uses do provide basic conveniences and amenities needed by on-site guests and conference center users and assists in decreasing vehicle trips.

Overview of Permitted Uses

The uses allowed in this Master Plan provide a balanced mix that will enliven the resort and support its dual purpose as a center for both visitors and residents. All the allowed uses fall within the scope of permitted uses, listed in Section 4.3.1.F.10 of the Town of Jackson Land Development Regulations.

Although future uses cannot be completely anticipated, the intent is to comply with the overall goals and objectives of this Master Plan. The Resort District can be characterized as having similarities either in part or in whole, to all zoning districts. These similarities are mixed together into a constantly evolving balance. In order to maintain a healthy balance for the future, flexibility in the type and intensity of use is essential.

The Land Use Plan and its associated land uses are divided into two broad categories; those uses allowed within the building envelopes and those uses allowed outside the building envelopes (Recreation Land Use Zone).

Uses within the building envelopes are generally characterized as residential, commercial institutional, amusement /recreation and home uses. Recreation Land Uses are allowed to spill into the building envelopes.

Uses outside the building envelopes can generally be classified as non-residential, amusement/recreation and temporary uses. While these uses may require the need for structures or other physical improvements, they are usually small in scale and quite specific in use. To attempt to confine development, which is related to the recreational activities such as skiing, biking, horseback riding, alpine slide etc. seems an impractical, if not impossible task. Hence the rationale for allowing recreational use flexibility outside the building envelopes.

Other various recreational uses such as (but not limited to) swimming pools, hot tubs, playgrounds, picnic areas and shelters, pathways, trails, tennis and volleyball courts, alpine slide, miniature golf, outdoor function areas, sign structures, bridges, ticket windows, barns, tents, performing stages and platforms, dance floors, band stands, BBQ areas, ski lifts, decks, loading areas, nurseries, equestrian operations, ski school and day care facilities are allowed both within and outside the Building Envelope areas.

The following descriptions are intended to familiarize the reader with the uses particular to this Master Plan, as well as other uses which the resort feels are appropriate consequently establishing the nexus between this multiple use district and the LDR's. See section 4.3.1.F.13.C of the current Land Development Regulations unless otherwise noted. Thresholds for size and number of permitted uses is discussed in the Dimensional Limitations Plan.

Uses Permitted Within Building Envelopes.

Residential Uses – Snow King anticipates the following residential uses: Conventional Single-Family Units, Accessory Residential and Institutional Residential. Employee housing is also to be located throughout the site and integrated within the Resort in various nodes.

While it appears that residential use within the Snow King PRD will be limited, Snow King believes that residential uses may still have a place in the resort. Consequently, the previously stated uses as listed in Section 2220 4.3.1.F.10 are allowed.

Accessory Residential Unit. -While these types of residential uses are highly unlikely within the resort area, Snow King does not want to preclude their use.

Institutional Residential-Employee Housing. Units of this type are permitted. Institutional-Residential Employee Housing is meant to comply with this Master Plan 's Employee Housing requirements. Unit types may vary and may include, but not limited to, dormitories and multiple occupancy units.

Institutional Residential. Other. Like accessory units this type of use is currently not being considered by the resort. However, it is not out of the realm of possibility that a private school dormitory housing or some type of group living facility or dormitory might be a future possibility.

Non-Residential Uses - Snow King has the following commercial uses included in this Master Plan: Commercial Lodging (including hotel, condominiums, condominium-hotel, interval ownership units and support facilities associated with residential and non-residential short-term rentals), Commercial Retail, Office uses, Restaurant /Bars and Service uses. Although not currently in the group of contemplated commercials uses the resort believes that Bed and Breakfast operations could increase the Resort's ability to provide a viable center for both visitor and residents. These uses are all defined by Article 6 of the LDRs.

Commercial Lodging - Commercial Lodging (or simply lodging) can take the form of hotel rooms, cabins, lodges, townhouses, condominiums, condominium-hotels or interval ownership units. Condominiums or other units can be sub-divided into separate sub-units called "lock-offs". A lock - off is a portion of a larger residential unit that can be used, or rented, separately from the rest of the unit. A unit can have more than one-lock off portion; for instance, a 3-bedroom condominium unit can be subdivided into 3 separate rental units, each with a separate entrance door.

This Master Plan indicates four hotel areas within the resort that are intended for lodging: the existing hotel and additions, Sub-Areas 2 and 3, and the One Town Hill condominiums. The vast majority of new lodging is proposed in the area of the existing hotel and additions. Uses are interchangeable and only limited by the capacity limits in the Schedule of Dimensional Limitations. Although for purposes of the Example Development Chart a larger ratio of hotel rooms than condominiums have been used in the breakdown of the total guests allowed, it is not believed that this will be the ultimate lodging breakdown. Since hotel rooms have a greater per square foot and per guest impact on traffic, parking and housing the "worst case scenario" was chosen in order to calculate impacts.

Conference and Assembly Facilities. - Conference space is defined as the actual square footage of the meeting rooms whereas assembly space is defined as foyer or gathering space outside of the conference rooms. Assembly space accommodates registration tables, displays, receptions and other activities associated with a meeting event. The majority of the new conference and assembly space is anticipated for the Sub-Area 2 and 3.

Restaurant and Bar. -Expanded Food and Beverage facilities are contemplated throughout the Resort, but mostly concentrated in the core areas. Smaller Food and Beverage outlets are envisioned within the ropes course and miniature golf areas. Outdoor food and beverage facilities are also contemplated throughout.

Commercial Retail. These types of retail sales operations are contemplated for the street level shops along Snow King Avenue as well as within and surrounding the pedestrian plaza. The locations provide efficient access for neighborhood local convenience as well as access to lodging and parking and assists in creating vibrant pedestrian spaces. The close proximity to dense neighborhoods and the numbers of guests staying at the resort should increase the diversity and viability of retail operations. Any single commercial retail space exceeding 15,000 SF shall require a Conditional Use Permit, all other commercial retail is permitted by right.

Office. Commercial office space is planned for the spaces above the commercial retail and is envisioned as including professional services and other activities, which are conducted in an office environment. Similar to the Commercial Retail these types of use are appropriate throughout the resort and will provide a consistent level of local traffic to diversify the mix of activity and commercial viability of the area. Resort uses, such as the Resort management itself, will also require office space.

Service Use. The successful balance of local convenience and visit or services is intended by allowing this use type as listed in Section 4.3.1.F.10. These diverse types of uses will be allowed and encouraged within the building envelope system.

Bed and Breakfast. This type of use shall require a Conditional Use Permit.

Residential Short-Term Rental. This use is allowed throughout the extent of the PR District.

Institutional Uses. As defined in Section 6.1.8 non-residential institutional uses are permitted. Snow King Resort considers all to be valid and appropriate uses within the building envelope areas. Additionally, utility uses outside the envelopes are also allowed particularly in consideration of Snow King Mountain's expanding role in providing a base for valley wide telecommunications. Although the current plan does not contemplate most of the types of institutional uses named in Section 6.1.8, these uses are allowed since in almost every instance large segments of the community would utilize the resort and its many activities and services.

Day Care Center Group. This operation complies with the Group Day Care definition under the institutional designation in Section 6.1.8. Day care can also take the form of a "Discovery Center" and can be operated in conjunction with the Ski School. Snow King Mountain currently offers a summer day camp program to local school age children from ages 6 to 14. Day Care/Education is allowed as a Basic use in all Building Envelopes. In winter, the Snow King Mountain Sports School serves as a de-facto after school day care program for school age children who are interested in learning to ski after school.

Amusement and Recreation Uses. Within the building envelope area, the following uses are appropriate; Commercial Amusement and, Indoor Recreation. In addition, the uses of Outdoor Recreation, Tour Operators / Outfitters and Ski Area may in whole or in part of their operation occur within the building envelope area.

Commercial Amusement. Commercial Amusement uses are permitted as follows:

- Permitted by Right: noncommercial theatres and music halls, video arcades, and indoor skating rinks.
- A Conditional Use Permit shall be required for all permanent Outdoor Amusement/recreation and Commercial Amusement uses
- Other uses shall require a Conditional Use Permit unless determined to be unnecessary by the Town Community Development Director.

A zip-line in sub-area 4 as indicated in the included Master Plan maps and requires a conditional use permit. The CUP application shall include an operational plan and associated impacts for all outdoor recreational uses in this area including but not limited to the Mountain Coaster, Alpine Slide, Mini-golf and Maze to determine the overall cumulative effect including but not limited to hours and days of operation, noise, lighting, and other associated impacts to the area. This zip-line will not be permitted to open until construction on a gondola has commenced. Notwithstanding the foregoing, if SKRMA proceeds with its application and construction of a gondola in good faith, this condition shall not take effect if a regulatory or judicial circumstance prevents SKRMA from building the gondola. Further, this condition shall be void if the Town and SKRMA fail to come to agreement on a lease for the landing of the gondola by August 1, 2020.

Indoor Recreation. Planned Indoor Recreational uses include a health club and spa, intended for use by both residents and guests. A large indoor/outdoor pool is also planned. In addition, similar types of operations may be feasible and are appropriate from the standpoint of providing diverse opportunities to visitors and residents.

Home and Temporary Uses. While none of the uses defined under the Home Uses and Temporary Uses designations are currently contemplated, the Resort believes that they are compatible, appropriate and may have a place in the future of the resort. The presence of home businesses, small day care operations and cottage industry would help to diversify the social fabric within the Resort. Temporary Uses such as Special Events are perfectly adapted to the plaza in Sub Area #2.

Uses Permitted within the Recreation Land Use Zone

Outdoor Amusement/recreation.

All permanent outdoor amusement/recreation within the Recreation land Use Zone requires a conditional use permit from the Town of Jackson.

One of the greatest assets provided by Snow King to the community is the continuing existence of both summer and winter recreational opportunities. Summer outdoor recreation uses considered in the Master Plan include, but are not limited to, indoor and outdoor climbing walls, miniature golf, and an expanded trail system for hiking, biking and riding including both cross country and downhill bike trails. Phil Baux Park, and its seamless expansion into Snow King's private lands is also an integral part of this Master Plan.

Winter outdoor recreation includes tubing, skating (both indoors and outdoors) and of course skiing and snowboarding. Skiing and snowboarding activities comprise the bulk of these activities from the perspective of land and support facilities. In addition to the existing base facilities and lifts near term improvements include a new gondola to the summit and continuing improvements to the snowmaking operations. A proposal for a modest expansion of the ski area on USFS managed land to include a safe access road to the summit has been presented to the USFS and is included for informational purposes only in this Master Plan. While the Teton County Comprehensive Plan states in 3.1.d that existing, planned resorts should be limited to their footprint, this reference specifically applies to areas of the county zoned Planned Resort (PR) where lodging and commercial activity can occur. This reference specifically excludes public lands under administration of the United States Forest Service as noted in the Town LDRs (4.3.2.A). Snow King supports the definitions for Outdoor Recreation and Ski Slopes provided in Section 6.1.3.C since it allows the flexibility to construct and operate all the ancillary facilities associated with both summer and winter activities. Snow King Mountain has agreed to notify the Town of Jackson prior to any irregular avalanche control and discuss this irregular control work in the SKRMA annual report should it occur.

Other uses such as Day Care Center, summer day camp, ski school, utilities and nursery, allowed within the Building envelope area, will also be allowed in the Recreational Land Use Zone.

Ski slopes are obviously allowed, as well as all the facilities required to operate the ski area such as maintenance and storage spaces, snowmaking facilities, explosive storage, lifts and ski slopes lighting.

Snow King Mountain Resort, LLC ("Snow King Mountain") is the current owner of all recreational improvements. Snow King Mountain shall not sell off individual recreational improvements to different owners. This condition shall not prevent Snow King Mountain from selling all of Snow King Mountain's recreational improvements to a different owner.

Agricultural Uses. Snow King does not have any plans to rear livestock or grow crops nor does the applicant believe that this is an appropriate use within a resort setting.

Tour Operators/Outfitters. Seasonal facilities such as warming buildings or restaurants are intended to be used, as much as feasible, year-round and may be used for these purposes.

Temporary Uses. As stated in the section on Uses Within the Building Envelopes the resort acknowledges Temporary Uses as one of the most important uses to be allowed within the Resort District. Particularly important is the Special Event definition listed in Section 4.3.1.F.10. Winter ski races, the Hill Climb, mountain bike races and summer Hill Climb are a few of the important events held on the mountain each year. The Annual 4th of July fireworks has been considered in allocating open space. Over the years, other outdoor uses will come up. Snow King assumes that the desire for more of these types of events will grow in number and diversity. With the exception of Gravel Extraction all the Temporary Uses listed in Section 6.1.12 may have a place at the resort and are allowed. Temporary uses such as events, recreational equipment demonstrations or wedding and event tents are a critical feature of the resort district that allow it to cater to guests on short notice. These uses are common and approved for all of the resorts in Teton County including Grand Targhee and the Teton Village. As such, the ability to host an event at short notice for the Snow King Hotel or Mountain Operations are an important aspect of Resort district operations. As part of the SKRMA annual report, SKRMA shall provide to the Town a list of all temporary special events over 200 attendees including but not limited to number of patrons, hours, and any associated off-site impacts. Should staff or Council determine in their reasonable discretion that there have been compatibility issues with said events a Conditional Use or Special Use permit may be required going forward at the Town's discretion.

Special Events. Special events such as music and dance festivals, snowmobile events, art and craft show, concerts, live theater, and similar events, which are compatible with the resort and its facilities, shall be permitted.

The attached Land Use Schedule is intended to summarize the above descriptions. Where the Limited note is used in the Schedule, reference the above text for details.

Although Final Development Plans will determine the precise areas dedicated to each use, an Example Development Chart has been created in order to calculate impacts such as traffic, parking, employee housing and utilities needed at the site. As discussed in Chapter VII, this is only an example and relative sizes and locations of various uses will change over years. This Example Development Chart only represents Snow King's best estimate of uses within Building Envelopes at this point in time.

Light Industrial Uses. All light industrial uses must be reviewed and approved through the Conditional Use Permit Process. In general, these uses pertain to ski area operations and maintenance facilities which are designated in sub-areas 4 and 5. Sufficient space exists within these sub-areas for all required light industrial uses associated with mountain operations.

Uses not governed by this Master Plan

This Master Development Plan does not directly pertain to land owned by the Town of Jackson (TOJ) or the United States government and managed by the United States Forest Service (USFS). However, included with the 2019 amendment to this Master Plan are maps that show future proposed plans on USFS lands and TOJ property. Among the proposed uses indicated on TOJ land are an additional sheet of ice added to the North of the existing Snow King Sports and Event Center that is not associated with this Master Plan, an enlarged ski shelter/Jackson Hole Ski and Snowboard Club facility, and an aerial tramway landing on land currently leased from the Town of Jackson for the operation of the ski area. The accepted 2017 USFS Master Development Plan covers all uses proposed on USFS managed lands which can be seen in the included 2017 USFS Master Plan Map.

SNOW KING RESORT LAND USE SCHEDULE

	Building Envelope Zone	Recreation Land Use Zone
Gravel Processing Extraction		
Disposal		
Temporary Uses		
Christmas Tree Sales		
Contractor's Office	Y	Y
Special Event	Y	Y
Real Estate Sales Office Shelter	Y	Y
Farm Stand	Y	Y
Gravel Extraction & Processing	Y	Y
Amusement/Resort		
Commercial Amusement	C	C
Campgrounds		
Outdoor Recreational	L	C
Indoor Recreational	Y	Y
Tour Operators/Outfitters	Y	Y
Ski Slopes	Y	Y
Home Uses	Y	
Home Occupation Home Businesses		
Day Care Home, Family Day Care	Y	
Home, Group	Y	Y
Cottage Industry		
Aeronautical		
Airports Landing		
Strips		
Heliports		
Balloon Operations		
Industrial		
Institutional		
Light Industry	C	C
Heavy Industry		
Institutional		
Institutional	C	C
Utilities	C	C
Day Care Center Group	Y	

	Building Envelope Zone	Recreation Land Use Zone
Commercial		
Office	Y	
Planned Commercial	Y	
Commercial Retail	L	
Heavy Retail/Service		
Services	Y	Y
Restaurant/Bar	Y	L
Drive-in Facility Commercial Lodging	Y	
Bed and Breakfast	C	
Dude/Guest Ranch		
Residential short-term Rental	Y	
Agricultural Support/Service	L	L
Institutional Residential-Other	C	
Residential		
Agricultural Employee Housing Conventional	Y	
Single-Family Unit		
Conventional Single-Family Subdivision Planned Residential	Y	
Planned Unit Development	Y	
	Y	
Mobile Home Mobile Home Park		
Working Ranch Subdivision		
Guest House/Guest Unit Accessory	L	
Residential Units	Y	
Institutional Residential/Employee Housing	Y	
Nonresidential		
Agricultural		
Agriculture	L	L
Nurseries	L	L

Y:::Permitted by Right, C:::Conditional Use , S:::Special Use

L= Limited -See Text for details

EXAMPLE DEVELOPMENT

Land Use by Sub-Area	Sub-Area 1 SK Hotel Vine St	Sub-Area 2 KM6	Sub-Area 3 Grand View Love Ridge	Sub-Area 4 Mountain Recreation	Sub-Area 5 One Town Hill	TOTAL For All Sub-Areas
Condominium Units (Number)	139	50	150		36	**375**
Hotel Room (Number)	204	100	50			**354**
Total Units	343	150	200		36	**729**
Statistics: Lodging SF/Guest	255	250	334		319	**284**
Total Guests (Number)	964	400	700		144	**2,208**
Above-Ground Uses (Square Feet)						
Lodging	246,000	100,000	234,000		46,000	**626,000**
Lobby / Reception	12,000	6,000	2,000			**20,000**
Conference / Meeting	9,000		6,000			**15,000**
Assembly	1,000	15,000				**16,000**
Commercial: F&A	20,000	11,000				**31,000**
Commercial: Unassigned		36,000	4,000		4,000	**44,000**
Commercial: Theaters		9,000				**9,000**
Health Club. Daycare, Ski School, Etc.	5,000		3,000	5,000		**13,000**
Back of House & Storage	10,000	17,000	3,000			**30,000**
Services and Circulation	10,000			1,000	6,000	**17,000**
Supply & Mech	5,000			1,000		**6,000**
Services - Offices	3,000					**3,000**
Supply - Public		6,000				**6,000**
Office	10,000	4,000				**14,000**
Recreational Uses		40,000		10,000	15,000	**65,000**
Total Above-Ground Building Area	**331,000**	**244,000**	**252,000**	**17,000**	**71,000**	**915,000**
Underground Uses (Square Feet)						
Back of House		18,000				**18,000**
Supply, Mechanical, Maintenance	25,000	28,000	10,000			**63,000**
Services Loading / Circulation	84,000					**84,000**
Loading Dock Area	6,000	22,000				**28,000**
Kitchen Storage Services					4,000	**4,000**
Maintenance / Services	20,000		10,000			**30,000**
Storage and Misc.	10,000		5,000	5,000		**20,000**
Supply Services – Public		2,000				**2,000**
Underground Conference		22,000				**22,000**
Underground Assembly		9,000				**9,000**
Lockers - Health Club	20,000					**20,000**
Total Underground Building Area	**165,000**	**101,000**	**25,000**	**5,000**	**4,000**	**300,000**
Ground Surface Area (SF)						**2,716,500**
Floor Area Ratio (FAR)						**0.34**

VI. DESIGN GUIDELINES

A. Introduction:

Division 4.3 requires Design Guidelines, which establish standards for buildings, spaces, signs and lighting within the PRD. These Design Guidelines respond to and specifically address the standards set forth in Section 4.3.1.F.7 of the Town of Jackson Land Development Regulations that state:

- ***Character and design.*** *As indicated in the Comprehensive Plan, Snow King Resort will continue its role as a unique, resort-oriented urban commercial node serving both visitors and residents. Improvements and expansions at Snow King will solidify its role as the main convention and conference facility in the community. Factors and resort characteristics important in Snow King's future development include:*
    - *(I) Capitalization on the location at the terminus of Snow King Avenue.*
    - *(2) Creation of a sense of arrival.*
    - *(3) Creation of an active, attractive, pedestrian streetscape along the eastern end of Snow King Avenue.*
    - *(4) An attractive, safe and direct pedestrian streetscape connection to the Town Square.*
    - *(5) A layout that blends the edges of the resort into neighboring developments, creating a porous edge to the resort that encourages pedestrian travel into and through the area.*
    - *(6) Structure sizes and layout that draw people into the resort area.*
    - *(7) A continuity of architecture and activities within the resort, creating a multi-use sense of place.*
    - *(8) Pathways throughout the resort and connections to the Jackson Hole pathways system.*
    - *(9) Continued provision of the amenities of "town hill" skiing.*

The following Design Guidelines address the specific characteristics and issues excerpted above. These Design Guidelines will be administered by SKRMA. Final Development Plans will be reviewed and approved by SKRMA prior to presentation to the Town for approval as per Section 4.3.1.F.7. All buildings will be reviewed for compliance with the Master Plan Design Guidelines by the Town Design Review Committee.

The visual presentations accompanying this Master Plan show the character and quality of the buildings that these guidelines will produce. New development is intended to visually enhance the existing resort, add a new and exciting dimension to the Town of Jackson, and blend with the built and natural landscape. The plaza, storefronts and entry tower are intended to provide a pleasant and attractive Snow King Ave. streetscape, inviting to the visitor or resident approaching from the West.

B. Design Guidelines. Character and Design Objectives

I. Capitalization on Location at Terminus of Snow King Avenue

The current main entrance to Snow King Resort is at the East end of Snow King Avenue. This entrance will remain and be strengthened in a number of ways. The entryway will be re-graded to a slightly gentler slope and equipped with snow-melting surfaces. The street frontage will be lined with three-and four-story buildings with retail uses at street level and other uses above. These buildings will create an important street edge designed to provide visual interest to pedestrians and motorists. The East/West axis will be improved with the addition of landscaped islands that will screen the paving surfaces and soften the approach. The entrance to the hotel will be brought further West by means of a large Porte Cochere, which will serve as a drop-off for the hotel and conventions users, as well as for buses, cars, shuttles, limousines and taxis.

2. Creation of a Sense of Arrival

By expanding the Porte Cochere and creating a courtyard, the sense of arrival is enhanced and circulation, both pedestrian and auto, clarified for the arriving guest. Consideration is given to loading and unloading requirements for both guest and residents attending functions at the Resort. The large vehicular plaza is designed with large vehicles (buses, outfitter vans, and trailers) in mind. The row of buildings along the south side of Snow King Avenue, starting with the entry Tower and plaza at the west, will help draw people visually into the resort and is an important feature necessary to create a sense of arrival. Pedestrians will be able to walk along an outdoor arcade lined with retail windows, providing visual interest and shelter from the weather.

3 & 4. Creation of Pedestrian Streetscape Along East Snow King Avenue and a Connection to the Town Square

The addition of buildings fronting the street with retail and commercial uses will enhance the pedestrian experience by adding visual interest, sidewalks and lighting. Snow King Resort will work in concert with the Town of Jackson to direct pedestrians between Snow King Resort and the Town Square. Willow, King and Cache Streets are all options for pedestrian connections to downtown.

5. Porous Edge Encouraging Pedestrian Travel

The building edge along Snow King Avenue is articulated to reduce the apparent bulk and scale of the two-, three-, and four-story structures. Small retail and commercial spaces connected by a covered arcade will disguise the parking structure behind and give an active and inviting facade. By using different building heights and varying the roof forms, the street edge is given scale and visual interest. The facade facing Snow King Ave. East of Willow is designed to integrate with potential future development along the north side of the street. The open areas to the East and West will encourage hiking and biking up the mountain. On the West, behind the ballpark, the One Town Hill building will define the western edge of the resort and be visible when approaching the Resort from the North. The large open space area between the Snow King Center and the One Town Hill will continue to act as a magnet for mountain access and be enhanced with additional outdoor activity areas.

6. *Size and Layout that Attracts People*

The new Master Plan is built around three primary outdoor spaces, each of a very distinct character and purpose. The centrally located Entry Court, with re-graded drive and expanded pick-up and drop-off areas, is the vehicular centerpiece of the new plan. Arriving visitors will be able to pull in under the cover of the Porte Cochere and will be directed to check-in areas or to the convention center. Access to the parking structure will be clearly marked and easily accessed. The second major public space is the plaza above the parking structure, which is affronted by lodging/commercial buildings. This entirely pedestrian space connects the main hotel, the convention center and other condominium and hotel wings through a pedestrian bridge, to the Snow King Center, the Ski hill, and Phil Baux Park. This pedestrian plaza is to be lined with food and beverage outlets, shops, kiosks and outdoor activities and is intended as the center of pedestrian activity for the Resort. The third major public space is the Pool Courtyard, which will be enhanced under the new Master Plan with terraced gardens, water features, and hot tubs stepping up the hill from the hotel lobby. This space commands south sun, exceptional views up to Snow King Mountain and is well protected from prevailing winds. This will be the recreational centerpiece of the hotel and condominium complex and will also be visible from the main hotel lobby attracting guests to the outdoors. The new Health and Fitness Club will overlook and connect to this Pool Courtyard. The effect of these three spaces will be to give the visitors distinct spatial and programmatic experiences and will serve to attract and amuse people in many different ways.

7. Continuity of Architecture and Activities/Multi-Use Spatial Sense

The spatial experience outlined above is enhanced by the fact that it incorporates mixed uses and by the variety of activities that will take place at the Resort. The mixture of retail, office, restaurants recreation, and lodging mimic the uses typically found in active urban areas, and the proposed density is necessary to activate these outdoor spaces.

8. Pathways Connecting to Pathways System

The Pathways and Trail system is the backbone of the Master Plan. The proposed system will provide a nexus for the regional trail system. The special location of the Snow King properties allows for East/West and North/South Trail and Pathways connections. Special emphasis is placed on the separation of pedestrian and vehicular circulation and the creation of meaningful interior and exterior spaces for pedestrians to congregate. The pathway system within Snow King Resort expands, and connects to the off-site pathways (See Summer Circulation and Pathways and Winter Circulation and Pathways).

9. Continuation of the Amenities of "Town Hill" Skiing

The Snow King Ski Hill is intended continue in operation as an amenity for both residents and guests alike. Skiing, sledding and other activities figure prominently in the Master Plan. The increased intensity of the resort is hoped to lead to an expansion of the amenities as the need arises.

C. Design Guidelines. General Purposes

The purpose of these conceptual design guidelines is to give some idea of the physical character that is being envisioned in this Master Plan and will be used to assist Snow King Resort in the planning, design and construction of projects build under this Master Plan. They reflect the goals of the Master Plan in attempting to create a true resort experience with visual variety, pedestrian activities, and a unique character which will make the resident and visit or experience more memorable. It is the intent of these guidelines to strike a balance between control and creativity, to allow enough flexibility in the choice of materials and style to give life to the resort, while at the same time maintaining a sense of cohesiveness. The world's great cities were not designed by one architect at one time, but rather grew and developed over time with the creative input of many. Snow King Resort is attempting to create a broad enough palette of possible materials and design elements to encourage a unique blend of architecture, which will give it variety and visual interest.

Snow King Resort has an important role as anchor for the Town, a counterbalance to the Town Square and the proposed Visitor and Multi-Agency Campus at the North end of Cache Street. As such, it must act as a terminus, a destination for both residents and tourists. This Master Plan, by adding significant intensity to the Resort, makes it a much more varied and desirable destination than it currently is. The combination of Convention Facilities, the Snow King Center/ice Rink, an array of lodging facilities, retail, commercial functions and a Health Club/Spa, all reinforce Snow King's role as a multi-use center for the community.

As the Master Plan builds on the existing Snow King Resort, so do the architectural guidelines, which build on the existing character that has developed during the life of the resort. The new architecture of the Snow King Resort will build on the community character of Jackson with well-designed buildings, clean rooflines, taper-sawn shake roofs and a clearly expressed structure. The materials palette, while encouraging a preponderance of wood and stone, will also include stained concrete, painted or oxidized steel, stucco, and high quality cultured stones.

Indigenous architecture has long had a powerful association for people who visit the West, from the log cabin in the woods, to the burl wood columns in the Cowboy Bar. Snow King has established a

character that is clean and somewhat modern. Its new character must tie to the old and yet be firmly rooted in today's world. While rustic character has been adopted for other resorts, a more direct simple architecture that capitalizes on large areas of glass, simple roof forms and tautly detailed elegant materials, will distinguish Snow King from other Jackson experiences. Tying the new buildings with the old will create a powerful and unique style for Snow King as it develops in the new millennium.

The resort and convention business has changed over the years and the new Master Plan incorporates changes intended to keep it apace in this intensely competitive business. By more effectively attracting today's conferences and tourists, Snow King will continue to provide a strong economic infusion for the community.

Section 2550. G requires Design Guidelines that establish parameters for buildings and spaces in the Planned Resort following this outline.

1. ***General.*** *The design theme of the Planned Resort shall have an emphasis on outdoor recreational activities and create a sense of place. A sense of place is created when site planning and architecture:*

    a. Concentrate activities and human interaction into identifiable spaces, such as a plaza or mall;

    b. Assemble a built environment that connects buildings, spaces and structures through common scale, design and materials;

    c. Incorporate into the built environment the natural features and cultural heritage of the area; and

    d. Produce an identifiable image that is associated with the planned resort and with Jackson Hole.

There shall be visual continuity among the resort structures and design elements without unduly limiting variety in design. Development shall be compatible with the surrounding built and natural environment in both scale and character.

2. ***Architecture.*** *Building design guidelines shall reflect:*

    a. The community's architectural character and themes

    b. A human scale, pedestrian-orientation, which are created when:

        (I) The height of buildings does not overwhelm people walking beside the buildings; and

        (2) The ground level doors, windows and design features of buildings create an interesting diversity for people walking past the buildings.

    c. A built environment in keeping with the cultural and aesthetic values of the community

    d. Natural attributes of the immediate vicinity

    e. Building materials and colors compatible with the surrounding natural and built environment.

3. ***Bulk and scale.*** *The design guidelines shall ensure the bulk and scale of individual buildings within the Planned Resort achieve compatibility with:*

   a. Other structures within the Planned Resort, when the resort development is completed, and

   b. Neighboring structures that are not a part of the resort, and

   c. The natural environment.

4. ***Signs.*** *The design guidelines shall include a sign component that sets forth the sign theme for the Planned Resort and specifies criteria for determining permitted sign sizes types and locations. The guidelines shall contain prototypical examples of all types of signs, including wall, canopy, freestanding, directions, and informational signs. The flexibility extended to Planned Resorts via this Division, to propose standards for signs different from those specified in the LDRs is encouraged with the purpose of having sign guidelines in keeping with the unique character and needs of the resort.*

5. ***Lighting.*** *The design guidelines shall include an analysis of proposed project lighting. Areas to be illuminated (parking areas, walkways, entries, etc.) shall be identified and general standards should be set forth. Identification of models and types of standards and fixtures is encouraged, but specific illumination plans and photometric footprints are not required. Generally, lighting shall be low-intensity, low-profile, and shielded to avoid "light pollution" and glare to offsite areas. General illumination standards are set forth in the LDRs.*

6. ***Site planning.***

   A. ***Orientation and aspect.*** *Structures and public spaces within the Planned Resort, general1y shall be arranged with views of, and access to, the principal resort recreational amenity.*

   b. ***Entrance features.*** *Entrances to the Planned Resort shall create a sense of arrival. A sense of arrival is created when the entrance into the Planned Resort is easily identifiable and is consistent with the design theme of the resort.*

   c. ***Natural Resources.*** *The site design shall highlight the natural resources within the Planned Resort and integrate them into the layout of the resort in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.*

   d. ***Pathways and pedestrian facilities.*** *Pathways and pedestrian facilities, including access for the disabled, shall be integral components of the site design. The site shall provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.*

      (1) Safe, convenient and direct access*. Pathway and pedestrian systems shall provide safe, convenient, and direct access throughout the resort, to public lands, transit facilities and the existing or planned community pathway system, when adjacent to the resort.*

(2) Pathways. *Pathways shall be provided for non-motorized transportation, except motorized wheelchairs for the disabled shall be permitted. Bicycle racks, ski racks, etc., shall be provided at various destination points within the resort.*

e. ***Transportation facilities.*** *Site design shall integrate safe, convenient, and direct access to transportation services and facilities (i.e., bus shelters, information kiosks,) and shall incorporate the facilities necessary for the proper functioning of the Transportation Demand Management Plan (see subsection H.2, below).*

f. ***Circulation.*** *The layout of local street, alleyways, and parking lots shall be sensitive to the natural terrain and landscape. Cut and fill areas shall be minimized and natural features of the site such as wooded areas, rock outcroppings and water bodies, shall be preserved to the maximum extent practical.*

g. ***Access.*** *Safe vehicular access appropriate for refuse removal, recycling, emergency sen1ices, and delivery shall be provided. Service access shall not create unsafe conflicts with automobile and pedestrian access to primary destinations within the resort.*

h. ***Landscaping.*** *Project landscaping including hardscape areas shall be consistent with the overall design theme of the resort. Use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation which provides shelter or habitat for wildlife.*

The Guidelines and the plans and sketches incorporated in this Master Plan, when considered as a whole, address the above section 4.3.1(F)(7).

D. Architectural Design Guidelines

1. Building Form, Massing and Character: Buildings must feel as if they fit in the context of the Town of Jackson. They should not seem “imported" from someplace else. They must not overwhelm the pedestrian scale. Building masses will be broken down through the use of covered arcades at pedestrian levels and thru the use of building envelopes that require the structures to step back away from the street or plaza.

Architectural forms will be simple and practical, not elaborate. They must reflect an ability to deal with the severe climate and have honesty and directness similar to the best indigenous structures such as barns and sheds, or some of the structures in Yellowstone and Grand Teton National Parks.

In general, building forms should be used to create definable public spaces between buildings. Buildings affronting plazas should create an edge that defines the space. Buildings on the south side of a plaza step back above the second story to allow light into the plaza. Where building facades face the mountains or non-pedestrian spaces, buildings will be allowed to rise without necessarily stepping back.

Buildings should be sited to help shape the spaces around them and to create a sense of "street space" by lining up with adjacent buildings where possible.

Buildings should employ various architectural devices to help bring the masses to a more friendly, pedestrian scale. Changing materials, breaking the wall line, using different roof forms and adding balconies or projecting bays are some of these devices.

Larger buildings may be broken into smaller elements that appear to be an aggregation of smaller buildings. Overly differentiated facades on a single building are to be avoided however.

2. **Roofs:** in order to be sympathetic to the existing Snow King Resort, new buildings must relate to existing architecture by using similar roof forms, generous roof overhangs, and some similar materials such as heavy timber beams holding up roofs overhangs.

   Primary roofs must be sloped and in keeping with existing roofs, their slopes should predominantly be in the range of 4:12 to 7:12. Flat roofs and parapet roofs will be allowed where they act as connectors from one gabled roof to another and at larger spaces where necessary and not visible from street or plaza levels or where practical for best incorporating structures into the surrounding built environment. Special consideration is to be given to designing roofs in reference with nearby pedestrian uses. Roof materials should be as consistent as possible throughout the Resort.

   Large roof overhangs should be held up by heavy timber beams or knee braces. Eave lines should be kept thin to avoid the heavy look of typical cold roof structures with 20" fascia's.

3. **Exterior Materials:** Buildings shall sit on masonry bases, and feel as if they are firmly rooted in the ground. Stone, cultured stone, stucco, synthetic stucco and concrete will withstand the extreme weather conditions and pilling up of snow along the foundations.

   Appropriate materials above the ground level will predominantly be stone, cultured stone, wood siding, wood shingles, heavy timber, logs and glass. Other materials such as brick, stucco, synthetic stucco, oxidized steel, and board-formed concrete will also be allowed to a lesser extent. Buildings should have texture and visible structural purpose.

4. **Windows:** Windows at the pedestrian level should be as large as possible given the function behind them. For retail and/or hotel frontage windows should represent approximately 75% of the linear frontage.

   Above the ground floor, there is no minimum requirement of window to wall. In keeping with the existing Snow King Hotel and its available views in all directions, large windows are encouraged. When in heavy walls of stone or concrete, windows should appear to be "punched", and they should have lintels of timber or stone. Metal clad windows, wood windows, and non-reflective aluminum storefront windows are all permitted. Darker colors of the windows are encouraged.

Divided light windows, if used, must have real divisions, either true divided light or simulated divided light with metal spacers between the double panes of glass. Snap-in false mountings will not be permitted. Generally larger expanses of glass are preferred to small divisions.

5. **Commercial Frontage, Entryways:** At the pedestrian level, Retail and Hotel storefronts should appear light, glassy and as transparent as possible. As a goal, approximately 75% of the linear frontage of walls opening onto the public plazas and arcades should be glass.

   Stone, stained concrete, and painted steel are recommended materials for the pedestrian level walls between the glass.

6. **Decks and Balconies:** Decks and balconies add functional amenity to the resort but also become part of the design palette used to add character and create variety on the building exterior. Where possible balconies and decks should be located to take advantage of solar exposure and/or views. Long, linear balconies are not permitted.

7. **Walkways:** To promote the sense of a unified resort with pedestrian accessibility, buildings should have covered walkways on facades along which connections can be made to other buildings in the village. Wherever possible these walkways should have retail stores and restaurants and other visually interesting spaces along them. All buildings must take into account pedestrian access to all adjacent buildings and the rest of the Snow King Resort.

8. **Color:** The use of color should support and reinforce the overall design theme for Snow King Resort. As a year-round resort, colors chosen must work well in all seasons and help the resort blend with its town context as well as with the natural landscape. Color schemes should be built around natural materials, such as stone and wood. Earth hues, natural colors of foliage, deadfall timber and dried grasses are all appropriate. Primary or bright colors should be used sparingly, as accents to highlight the more muted color schemes. Use of "day glow" colors is not allowed. On wood, stains are preferred over paint.

9. **Lighting:** The lighting systems will serve functional and aesthetic roles that include:
   - Providing security and visual safety
   - Serving as directional indicators for vehicular and pedestrian traffic
   - Providing extended outdoor use time, particularly in pedestrian areas,
   - Reinforcing the identity and character through form, color, and materials of fixtures, visual light quality and placement

Lighting must be designed and configured in conformance to Town of Jackson standards. Light sources must be shielded so as not to reflect direct light upon adjacent buildings or properties.

Pedestrian scale lighting: The use of low level light sources at the pedestrian scale to accent or illuminate the ground plane provides a special opportunity to reinforce Snow King's unique identity and character. This is achieved by the use of proper fixtures at lower mounting

heights to produce a more intimate effect. At night, the fixtures provide light necessary for safety and visual effect. By day, the fixtures should lend animation and scale to the pedestrian environment. Fixtures at a maximum height of 16 feet will be used for these pedestrian areas. Painted steel will only be used for accent.

Additional pedestrian scale lights may be used including bollard lights at approximately 42' in height, and canister type lights on overhead structures. Lighting for pedestrian areas should be incorporated into the buildings whenever possible.

9. **Disabled Accessibility:** Consideration for the disabled must be a part of the design process for any project. Every structure shall be accessible by the disabled through the use of ramps (not to exceed 8%) and/or elevators. All outdoor pedestrian areas must be accessible.

10. **Sub Area 2. Specific Guidelines.**

One of the key design elements is the pedestrian connection between the existing hotel area and the Snow King Center. This connection is intended to be made through a pedestrian mall located above underground parking. It is intended that this route be lined with covered arcades as defined below, and given ample visual and special variety to create a lively streetscape.

Key components of this pedestrian mall are:

> Properly scaled buildings lining a properly scaled "street", storefront spaces with a predominance of glass, interesting shop windows and doors inviting to the pedestrian, indoor and outdoor food and beverage outlets, visual variety and not just a straight line of facades. Public spaces, lobbies, restaurants and similar extroverted uses should be placed along the mall to help enliven the spaces and make them inviting to passersby.

As a means to allow, and in fact require, this kind of streetscape in a future design whose exact programmatic needs are to be left flexible, a number of rules need to be followed:

- A 65' wide "overlay" zone has been created and called the "Pedestrian Mall Overlay." This overlay defines an area of Primary and Secondary pedestrian connectors that must fall within this overlay. See Pedestrian Overlay Drawings in the Dimensional Limitations Chapter of this Master Plan.
- Two types of Pedestrian Connections are established: Primary and Secondary.
- The width of the connections is flexible but is governed by the following parameters:

  -Primary Connection: The open width of this connection shall be between 25' and 65' and should be able to structurally support fire equipment loads. Building height along this Primary Connection is governed by a 1 to 1 proportion of height of building to width of Pedestrian Connection, so where the Connection is say 35' wide, the height of buildings on either side shall not exceed 35'. In the event that there is room left in the maximum height plane of the building envelope grid, buildings can set back a minimum of 8' and extend up to the limit set by the building envelope grid. The 3-dimensional building envelope grid, as defined in the Schedule of Dimensional Limitations Sub-Area 2, shall take precedence. Areas designated T-1 and T-2 in the building envelope grid has special parameters as described in the Dimensional Limitations Plan.

  Primary Connections must be lined, on at least one side, with a covered arcade ranging in width from 10' to 16' and at least 12' in height. Structural elements such as beams, trusses and knee braces may drop below the 12' height to a minimum of 9'.

-Secondary Connections *are not subject to the above height to width limitation. However.* these secondary connections must measure a minimum of 16' in width and 12’ in height and are to occur approximately within these Secondary Connection overlays. These secondary connections can be bridged by buildings above, as long as the covered area does not exceed 40' in length.

- Building facades must be articulated, and are not permitted to run straight for more than 200 ' in length. Jogs or setbacks breaking a straight run must be at least 8' in depth. Curved facades will be allowed and considered breaks.
- Building facades must be organized into a base, middle and top, with appropriate changes of material, varying of the massing and the use of balconies to help break down the massing of the buildings.
- Town staff will review the final design of Sub- Area 2's public thoroughfare frontage at the Final Development Plan stage to ensure that this street level frontage is treated architecturally to achieve the appropriate scale.

As the Snow King Resort develops, these guidelines will ensure that it does so in ways that will greatly enhance its character and make it a more exciting place to visit.

Within this Chapter, as well as in the Schedule of Dimensional Limitations Chapter, drawings and sketches have been included. These are intended to clarify and define the intent of the written guidelines.

E. Site Design Guidelines. Plant Palette.

Site design at the Snow King Resort focuses on plant palette and design, pedestrian circulation, site architectural features and the colors and materials that comprise the build environment. Snow King's setting is both urban and rural. On the one hand the in- town location provides a diverse urban design context. This context generally implies that the site design will be dominated by landscape with formal plantings. Conversely, the resort is built into the base of a forested mountain and is bounded by the Bridger-Teton National Forest. This context usually implies a more random or natural site design. The objective will be to intertwine these two design goals, in a transitional manner, without creating confusion.

Just as the resort straddles a seam between the urban and rural environments it is located at the interface of three different plant communities. The lower portions of the site are dominated by the sage/grassland and the Aspen/Chokecherry communities; remnants of these communities still exist along the eastern boundary of the PRD. The higher, moister portions of the site exhibit a Douglas Fir and Spruce plant community.

Plantings around the resort should mimic these existing communities. Replication of the endemic plants also provides an excellent opportunity to provide visitors with information about the local flora. These plants will also provide an adaptable palette necessary to flourish in the wide variety of moisture, light and temperature conditions, which large buildings create and will also help to weave the rural with the urban environments.

Other planting materials of sufficient caliper will be used to screen and enhance the buildings. In general, the plant material will be in accordance with the Land Development Regulations, except for areas designated as Ski Trails and Outdoor Recreation.

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Within Sub-Area 4, only evergreens will be used to minimize visual impacts.

Detailed Landscape Plans will be part of each Final Development Permit Application.

F. Pathways and Circulation Elements

As described in Section 2550. G.6.d., the Planned Resort District is designed to *'provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.'*
The proposed pathway and circulation system of the Snow King Resort is comprised of a network of diverse pedestrian passageways that collectively provide a full range of use and circulation functions throughout the resort and adjacent properties. The system is intended to extend and enhance the existing pedestrian/recreations fabric of the town as well as to accommodate the functional demands of the proposed Snow King Resort expansion. In order to facilitate future pedestrian traffic growth, both within and without the PRD, direct and convenient linkages to trans it facilities, parking and community pathways are incorporated in the system.

The proposed pathway system consists of the following physical components:
- 10' wide paved bike /pedestrian pathways
- Concrete sidewalks and stairs
- Heated concrete sidewalks and stairs
- Paved pedestrian pathways and plazas
- Gravel surfaced trails (pedestrian only)
- Gravel surfaced hiking /mountain bike /horse trails

The primary objectives of the proposed pathway system can be described as follows:

To provide links to existing paths the planned trail system connects to the Sink or Swim Trail up the mountain and to the East-West and Hagen Trail leading to Cache Creek.

To encourage pedestrian use. The pathways system is integrated into the proposed and existing buildings to create an open, convenient, non-hierarchical system of movement. By not directing or restricting pedestrian traffic the user is encouraged to wander and explore. The buildings and paths are situated in such a way that the pathways can be perceived as extensions of the internal building passageways, thereby, further encouraging pedestrian use.

The pathways system also promotes utilization by providing facilities for recreational activities including walking, hiking, running, biking and riding.

To provide safe pedestrian movement Much of the KM6 and Hotel Sub-Area pedestrian spaces located outside the Extent of Winter Skiing boundary are proposed to be heated for winter use. Pedestrian pathways are to comply, where feasible due to topographic conditions, with ADA requirements.

To provide an aesthetically pleasing and enjoyable experience. The pathways system takes full advantage of the natural attributes of the site and the various exposures to long vistas.

G. Signage

Signage within the resort can be divided into two categories: resort signage and commercial signage. Resort signage provides direction to basic resort services. It is to be homogenous in style, color and material. Commercial signage advertises services or products for individual businesses. Consequently, great latitude of style, color and material must be anticipated.

Sign Face Materials: The primary goal is to employ materials, which are non-reflective and have a soft or smooth textured appearance. Some acceptable material examples are: wood which has a natural oil or flat paint finish, unfinished metals which oxidize to a flat finish, or metals painted with a flat finish and other materials which can be shown to have flat, non-reflective surfaces.

Sign Standard Materials: Generally, the preferred standard material will be stone, stained concrete and wood. Standard materials should relate to the context of the site, particularly to the building with which they are associated. Signs should be incorporated into the structure of the building rather than being stuck on the outside as an afterthought. Metals, plastics and other material may be acceptable if it can be shown that they relate to and integrate the sign into the site and/or building. Large structures could be introduced at the Resort' s entrance to enhance the sense of arrival, but must be composed of wood or stone.

Sign Face and Standard Color: Colors should generally be muted earth tones similar to the endemic Jackson Hole soils. The use of earth tones in non-reflective media is another subtle method of unifying the built environment with its rural surroundings. This color theme is not intended to prohibit bright colors entirely; however, it is intended to define the predominant surface area of the sign face and all of the base and/or standards.

Signage Lighting: Fixtures for lighting sign faces should be incorporated into the structure of the sign. The fixture should be a 90-degree cutoff type, which is adjusted to prevent the lamp from being visible.

VI. DIMENSIONAL LIMITATION PLAN

A. Introduction, Definitions and Maximum Scale of Development

This Dimensional Limitation Plan has been prepared in accordance with the requirements of Section 4.3.1.F:

> ***Dimensional Limitation Plan.*** *The Planned Resort Master Plan shall have a Dimensional Limitation Plan, which specifies dimensional limitations necessary to achieve the design theme identified by the applicant. The plan shall include floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etcetera, or other lines delineating areas on which restrictions of development are to be imposed and areas in square feet for each lot or building.*

This Master Plan presents a Dimensional Limitations Plan that takes into account the topography of the site and the unique role of the project. As specifically permitted in Section 4.3.1.F, these dimensional standards differ in several respects from standards described in other sections of the Town's Land Development Regulations.

A great deal of care has been given in the performance-based Design Guidelines and this Dimensional Limitation Plan to balancing the various goals of this Master Plan with the visual impacts of the development. The site's topography helps achieve this balance.

It should be noted that two existing buildings on the site are rather large, but fit into the mountain landscape. The existing hotel has over 130,000 square feet and is over 70 feet in height at places, while the Snow King Center has over 53,000 square feet. However, these building relate well to their location and are designed in such a manner as to disguise their size. The site's topography is appropriately used in this Master Plan in order to attain the major goals stated in the Statement of Purpose while minimizing impacts.

Many goals and objectives listed in Division 4.3.1 and discussed in the Statement of Purpose necessarily lead towards larger buildings than those all owed in other sections of the LDR 's. Division 4.3.1 recognizes that fact and encourages a different approach to dimensional limitations as necessary to achieve these goals. Creating a sense of arrival, vibrant pedestrian spaces, structure sizes that draw people to the area, concentrating development in order to create meaningful open spaces, reducing walking distances, having a central arrival point, proximity to parking and creating a lively urban environment necessitate a dense development pattern for some areas of the resort. Some buildings are necessarily large in order to accommodate the desired size of the conference center as well as to have lodging within a reasonable, and preferably indoors, walking distance to the conference facilities.

Other goals, such as creating porous edges and blending into existing neighborhoods are also taken into account. The topography of the site assists in achieving the stated goals of this Master Plan in a successful mixed-use development. When combined and taken as a whole, the performance guidelines of this Dimensional Limitation Plan, the Design Guidelines, Land Use Plan and Site Plans are balanced to achieve the stated goals.

The Snow King Dimensional Limitation Plan is based on a method of three-dimensional building envelopes and is presented in a mostly graphic format. This method, when combined with the

performance based Design Guidelines, the Land Use Plan and the Site Plans, achieve the goals and objectives of this Master Plan while allowing flexibility and controlling bulk and scale within the integral pedestrian fabric of the Resort. This Plan adapts, and is well suited, to the site's topography as well as other site-specific considerations such as soils, vegetation coverage, solar and wind factors and proximity to common amenities.

This Chapter also includes photographs of a model used to demonstrate the 3-dimensional building envelope concept used throughout this Master Plan.

Since the lands comprising this Master Plan are unplanned and are not yet subdivided, setbacks are drawn and based only on the perimeter property lines. Setbacks at specific perimeter locations vary according to the relationship to adjacent areas.

Building envelopes defined in this Master Plan are conceptual and intended to suggest approximate locations only and shall be allowed to be adjusted while keeping within the overall theme and rationale of this Dimensional Limitation Plan and the Design Guidelines. Final Development Plan applications and the approval process defined in Section 4.3.1 will finalize the details of each phase of development. Minor deviations on the locations and sizes of building envelopes can be approved by the Town's staff.

All development within this Master Plan must meet Land Development Regulation Hillside Development Requirements in place at the time of the Final Development Plan.

As previously mentioned, development within Sub-Area 6 will be controlled in accordance with Section I.H.2 Statement Regarding Sub-Area #6” "".

Building Envelopes.

The conceptual three-dimensional Building Envelopes for Sub-Areas 1,2, 3, 4, and 5 are shown in the attached Sub-Area maps. The location and dimensions of Building Envelopes are a result of their relationship to the natural topography and landscape, the vicinity areas, pedestrian circulation, visual impacts, proximity to open spaces, desired vistas from interior spaces (both public and private), accessibility to common parking and underground services and other design considerations. The best locations have been chosen to create meaningful open spaces and interior/exterior circulation areas. Higher

levels of intensity are allocated near these areas. A computerized three- dimensional model was also used in preparing this Dimensional Limitations Plan.

Special consideration has been given to blend the development into existing neighborhoods. At the East end of Snow King Avenue, the buildings facing the street have been kept at a lower level than those behind the pedestrian plaza. Only some higher points are interjected to assist in creating a sense of arrival. A transitional space is created at the Willow Street corner. The One Town Hill defines the western edge of the resort and frames the access point to the mountain.

The mountain's presence and dense vegetation act as a background to Sub-Areas 1 and 2. Consideration is given to the location of higher buildings in relation to this background and the appearance of these buildings from different angles, especially the approach to the resort and the views from adjacent neighborhoods.

Building envelopes describe and define the approximate three-dimensional parameters for building height and building ground coverage as well as the buildable scale of non-recreational development including building height within specific areas. These envelopes provide predictability regarding the scale of maximum potential development. Modifications of building envelopes are allowed, provided that the overall theme of the Resort as defined in this Master Plans remain in place.

The envelopes are defined in the Sub-Area plans in a plan view with the maximum top elevation of the roofs within the envelopes specified in the elevation number for each envelope. This elevation number refers to the Town of Jackson elevation datum. Chimneys, vents and roof top mechanical equipment shall be allowed to penetrate the top plane by no more than 4 feet. Decks, awnings, roof overhangs, exterior stairs, railings, parapets and other outdoor spaces will be allowed to penetrate building envelopes. Location of roads, walks, patios and other impervious surfaces is not restricted to building envelopes.

The height of Building envelopes located within Sub-Areas 4 and 5 are not indicated in the graphic format. Buildings within Sub-Area 4 envelopes will be limited to buildings in a scale similar to those already approved for at Grand View and Love Ridge.

Recreational buildings, and buildings/structures directly related or ancillary to recreational activities and functions are included in calculations of buildable square footage but are not restricted or defined by the building envelopes and coverage system. Buildings such as ski lifts, recreational improvements such as climbing walls, alpine slides, snowmaking, etc., require more flexibility in their location and site design. These structures are to comply with the Recreational Land Use Zone parameters.

Example Development.

The Example Development Chart has been used to calculate requirements for parking, employee housing, storm water run-off, traffic generation, employment, impervious surfaces, building coverage and utilities. This Example Development Chart also responds to the estimated present day needs to support the conference center's size and other recreational and commercial infrastructure necessary to invigorate the resort and make it economically viable. As years pass the relative allocation of various land uses will adjust and vary according to market conditions while keeping within the specific Limits of Development stated herein.

The Example Development Chart has generally been weighted towards land uses producing larger impacts than others. However, as part of the 2020 Master Plan Amendment, the number of hotel rooms indicated in the Example Development Chart has been substantially reduced. In the revised Example Development Chart most of the Lodging Capacity of 2,048 guests has been allocated to condominiums as opposed to hotel rooms. Since hotel rooms have greater impacts per square foot, and per guest, on traffic, parking and housing than condominiums, this amendment reduces impacts of resort development on the community.

Areas shown in the Sub-Area tables for Roads and Parking, OSR/LSR and total Impervious Surfaces are provided for informational purposes only and are not to be construed as maximum levels of development within Sub-Areas. References to Building Coverage equate to building footprints and have been used for calculations of storm water run-off. Final determination of actual development within each Sub-Area will be ascertained at the Final Development Plan stage. However, overall maximum development must comply with the Setbacks, Open Space Ratios, Maximum Building Floor Area, Floor Area Ratio (FAR) and Lodging Capacity limits set in the Sections that follow.

Recreational Land Use Zone.

The areas located outside the graphically defined building envelopes are designated as Recreational Land Use Zone.

Specific Considerations Related to Sub-Area 1

The 2019 proposed Master Plan amendment for Sub-Area 1 envisions a substantial decrease in hotel rooms on this sub-area and an increase in condominiums and employee housing. In place of 5 additional wings of approximately 50,000 sq ft each, the 2019 proposal includes 2 condominium buildings of approximately 60,000 sq ft each. The maximum elevation for the eastern building is 6,400 feet and the maximum elevation of the western building is 6,370 feet. This is a reduction of approximately 130,000 sq ft of hotel rooms. This design leaves sufficient open green space for temporary events that are critical to the operation of the Snow King Hotel. In addition, Sub Area 1 has been redrawn to include all of the resort property on Vine St. Three new buildings are proposed on Vine St that would serve as some combination of employee housing and market rate apartments that are intended to be used for workers in the Town regardless of deed restriction. The design of these buildings on Vine St. will include a 10-20 foot setback to allow for a sidewalk and Complete Street cross section connecting the facilities to the resort with a maximum building height of 39 feet. The setback along Vine Street will allow for adequate landscaping and screening adjacent to the proposed structures and to be able to accommodate all features of a complete street along Vine Street including all modes of transportation including START buses, pedestrians and bikes in a safe and inviting manner. The elevation of Vine St. is approximately 6,260 feet and the elevation of the Snow King Loop Road in the area of the existing maintenance facility is 6,283 feet. Therefore, the building at this location would be approximately 8 feet higher than the Snow King Loop Rd at this point. Changes to this Sub-Area site plan enhance the focus of this Master Plan on housing local employees as opposed to increasing tourist capacity, and is consistent with current LDRs.

Specific Considerations Related to Sub-Area 2

Certain specific parameters are part of Sub-Area 2's Limitations. The Pedestrian Mall Overlay Zone is graphically depicted in this Chapter (page VII. H) and further discussed in the Design Guidelines Chapter 4 of this Master Plan. This Overlay Zone restricts the height of buildings bordering the Primary Pedestrian Circulation Connection and establishes parameters for Primary and Secondary pedestrian connections.

Two areas (designated T-1 and T-2 in page VII. D) have special parameters. Within Building Envelopes T-1 a tower feature not exceeding 25% of its surface area can penetrate beyond the envelope ceiling (6310 feet and 6290 feet) to a maximum height of 6330 feet. The remaining 75% of these envelopes are restricted to the 6310 feet and 6290 foot limits. The Building Envelope designated as T-2 is excluded from the "Pedestrian Mall Overlay Zone" height guidelines, but restricted to the 6350 foot-maximum height of the envelope as depicted in VII.D.

At the corner of Willow and Snow King a Plaza/Entry feature is intended. Pages VII. I and VII. J depict a conceptual image of the intended use of the corner envelope. This Master Plan considers an optional change in use for the conference center within this sub-area. Since substantial conference space has been built in Sub-Area 3 at the Grand View Lodge, Snow King Resort is proposing the option for this conference center to be used for either conference space or indoor recreation depending on future demand at the time of construction. Unless otherwise agreed, building permits within Sub-Area #2 shall not be issued until construction has commenced on an aerial tramway (i.e. gondola). This condition shall not take effect until the USFS and Town of Jackson have issued final non-appealable approvals for the proposed improvements.

Specific Considerations Related to Sub-Area 3

The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge. These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums. Parking is to be primarily provided on-site and generally consistent with neighboring development. Active uses, such as retail and services, are permitted on the lower two levels, with lodging, residential or office on upper floors. The minimum landscape surface ratio for these lots is 10%. Sketch plans for buildings on lots 53 and 57 are included with this Master Plan. Both of these buildings were previously approved for construction by the Jackson Town Council. Additional landscape screening around these buildings will be included at the time of development plan submittal for these buildings. At the time of development on any additional lots within this sub-area the developer will be required to provide alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage and other best practices associated with this connection. Plans for lot 58 must ensure compatibility with the neighborhood to the east at the time of development plan including but not limited to additional landscape screening and architectural design that best incorporates the building into the hillside.

Specific Considerations Related to Sub-Area 4

Sub-Area 4 includes property owned and operated by Snow King Mountain for the purposes of summer and winter recreational facilities. A zip-line is proposed to land in this sub-area and will require a conditional use permit. The conditional use permit (CUP) for the zip-line will include an operational plan and associated impacts for all outdoor recreational uses in this area including but not limited to the Mountain Coaster, Alpine Slide, Mini-golf and Maze to determine the overall cumulative effect including but not limited to hours and days of operation, noise, lighting, and other associated impacts to the area. Elevations of the zip-landing platform are included in this document for review as part of the CUP. This sub-area is eligible for light industrial uses associated with mountain operations and maintenance through a conditional use permit.

Specific Considerations Related to Sub-Area 5

Sub Area-5 primarily serves as the West Base area for Snow King Mountain ski area operations and contains the One Town Hill development. Proposed future development in this sub-area consists of an on-mountain maintenance facility for Snow King Mountain that could sit to the South of the ice rink and service grooming and snowmaking equipment as well as house a pump house for snowmaking. The building would be a maximum of two stories with the second level providing office space for mountain operations. Roof design for this building may be either flat or pitched to accommodate the usage and best integrate with the existing building and hillside. In addition, a mountain sports training facility may be located within this Sub-Area. At the discretion of the developer the zone designated for the mountain sports training facility could also be designated for use as a second sheet of ice. The maximum height of this building, or addition to the ice rink structure would be the same height as the existing peak of the ice rink roof. The roof of this structure may be flat or pitched to best accommodate the recreational use and design of the building. This sub-area is eligible for light industrial uses associated with mountain operations and maintenance through a conditional use permit.

A new gondola is proposed to land adjacent to Sub-Area 5 on land currently leased from the Town of Jackson for ski area operations in the area outside of what is commonly known as Phil Baux Park. A conditional use permit will be required for the construction of this gondola with plans to include site circulation for all modes of transportation and the clustering of buildings to preserve as much open space as possible. These improvements should be located generally at the street level to address accessibility and ease of access during all seasons. Considerations will be given to queuing and waiting areas for users accessing the gondola so as not to impact other users of the par.

Specific Limits of Development.
The following Setbacks, Open Space Ratios (OSR), Building Floor Area, Floor Area Ratio (FAR) and Lodging Capacity will be the specific limits of development within the area of this Master Plan.

Setbacks.
Setbacks are graphically shown in the attached maps for Sub-areas 1,2, and 5.

Open Space Ratio (OSR).
Open Space Area is defined as land surface not covered by buildings, structures or impervious surfaces. Ski trails and other open space recreational spaces as well as hardscape surfaces comprising pedestrian plazas, patios and outdoor function areas are also considered Open Space Areas.
Open Space Ratio (OSR) means the proportion of a development that is provided and maintained as Open Space Area.

Hillside Development.
All development within the Master Plan shall meet the LDR hillside development requirements in place at the time a development plan is submitted.

Landscape Surface Area and Landscape Surface Ratio (LSR)

Landscape surface area means a land surface not covered by buildings, structure s or impervious surface, except facilities and/or impervious surfaces specifically permitted in Section 4150, Standard Plant Unit. Once landscaped, according to division 4100, Landscaping Standards, the landscape surface area shall be left undisturbed and maintained to support plant life. Hardscape surfaces composing pedestrian plazas, patios and outdoor function areas are also considered Landscape surfaces.

Section 4.3.2.E specifies that:

Landscape surface area. Within areas of' the Planned Resort to be developed as lodging, conference, commercial and related facilities, the minimum landscape surface ratio shall be .25. exclusive of the already permitted residential development that exists upon the enactment of this Division (Clark's Knoll, Pitchfork Townhomes, Love Ridge, and Love Ridge Addition.) Notwithstanding, the Town Council may reduce the minimum landscape surface area to no less than twenty (20) percent upon demonstration by the applicant that the following objectives are achieved with a reduced landscape surface area. The primary purposes of the landscaped areas within Snow King are to:

(I) Create visually strong and attractive streetscapes.

(2) Create a porous edge to the Planned Resort such that residents and visitors in the surrounding areas are invited to enter the resort through attractive pedestrian ways.

(3) Support high quality urban design, including integral public spaces for interaction and public events.

This Master Plan complies with 1, 2 and 3 above.

The following minimum Landscape Surface Ratios (LSR) are established for this Master Plan:

- For the total area of Sub-Areas 1, 2, 4, 5 and 6, the minimum LSR shall be .50
- Within the total area of Sub-Areas 1, 2, and 4 the minimum LSR shall be .25
- Within Sub-Area 5, the minimum LSR shall be .75
- Within Sub-Area 6 the minimum LSR shall be .90

Building Floor Area.

Building Floor Area is defined as:

Floor Area. Floor area means the sum of the gross habitable floor area for each of a building's stories as measured from the exterior limits of the faces of the structure. The floor area of a building excludes attics, basements, cellars, unenclosed porches, or any floor space in an access01y building or in the principal building which is designed for the parking of motor vehicles in order to meet the parking requirements of these Land Development Regulations.

Division 9.5 B of the Land Development Regulations defines basements as spaces where 50 percent or more of the perimeter is below ground level. Spaces defined as basements dedicated to various functions such as services, storage, meeting, support, loading and unloading are not included in computations of Building Floor Area, but are included when considering other impacts such as housing, parking and transportation.

Building Floor Areas Exclude:
- Areas dedicated to Employee Housing as per the Housing Mitigation Plan
- Temporary Buildings, such as Tents.

In accordance with these definitions the Total Maximum Building Floor Area for Sub-Areas 1, 2, 4, and 5 will be limited to 838,000 square feet.

Floor Area Ratio (FAR).
Floor Area Ratio (FAR) is defined as:

> *Floor Area Ratio (FAR). Floor area ratio means the intensity of building, measured as a ratio derived by dividing the total floor area of a building or structure by the lot or sub-area.*

- The Maximum Floor Area Ratio (FAR) for the total of Sub-Areas 1, 2, 3, 4, and 5 shall not exceed .40
- The Maximum Floor Area Ratio (FAR) for the total of Sub-Areas 1, 2, 3 and 4 shall not exceed .60

Lodging Capacity.
Lodging Capacity within Sub-Areas 1, 2, 3, 4, 5 shall not exceed 2,208 guests (APO) as listed in Section 4.3.2.C:

a. Guest. A guest is a person who is accommodated in overnight lodging facilities within the Planned Resort. The number of guests is calculated by the "average peak occupancy" of the lodging accommodations.

b. Average peak occupancy. For the purposes of this Section, the following average peak occupancies (APOs) shall be used in calculating the capacity of guest accommodations:

(I) Hotel, motel, or similar lodging unit. A hotel, motel, or similar lodging unit that exists as sleeping quarters and does not contain other types of living spaces such as a living room or kitchen, shall be assigned an APO of two (2).

(2) Dwelling unit. A dwelling unit, used for short-term rental, shall be assigned an APO of four (4).

Other. Other lodging facilities that do not meet the definitions above shall have an APO assigned that is the sum of the number of bedrooms the lodging facility contains multiplied by two (2).

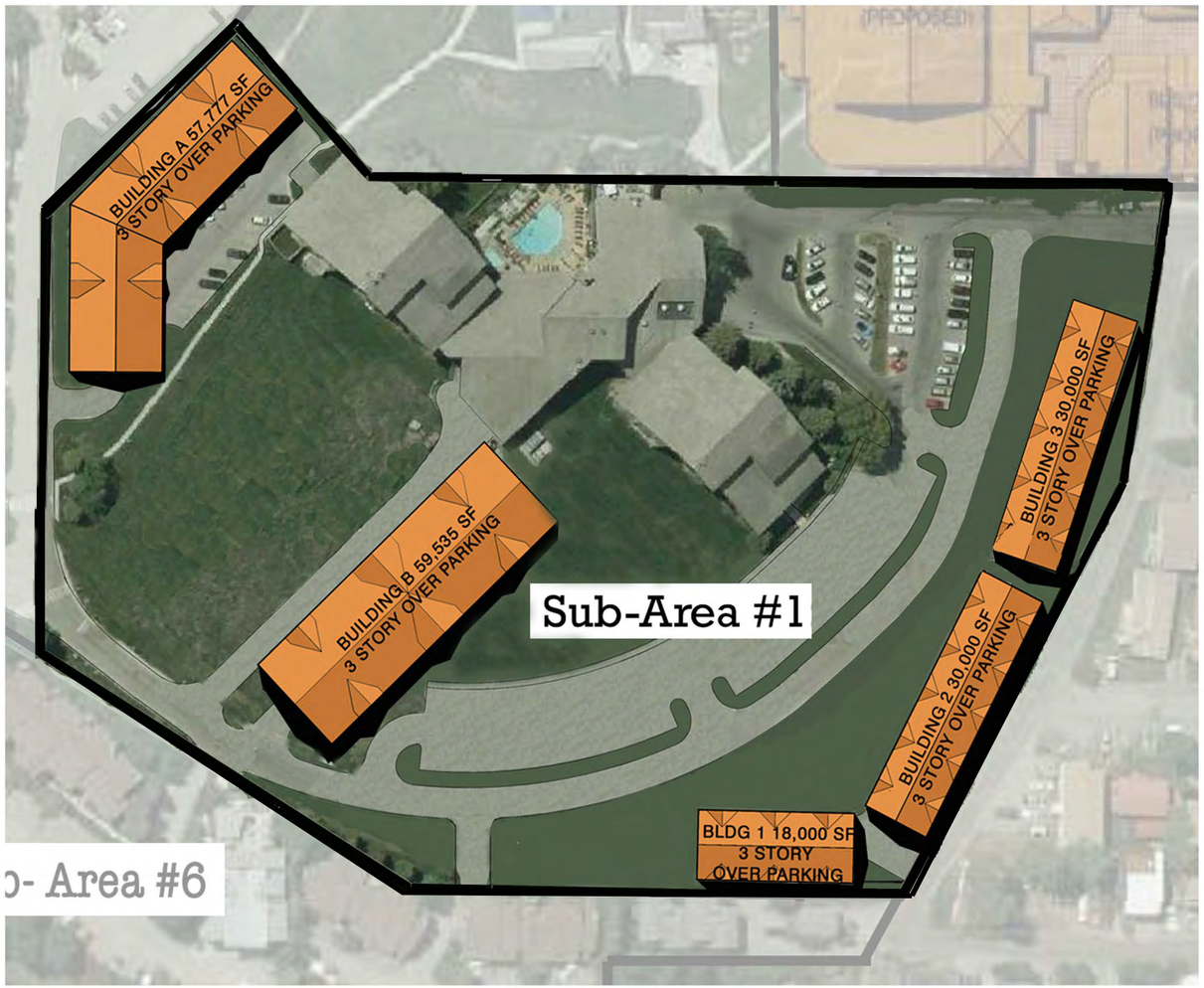
B./D. Sub-Area Plan

For planning purposes the land in the Snow King Planned Resort District has been reconfigured as follows:

Sub-Area #1: Existing Hotels, Hotel Additions and employee housing.
Sub-Area #2: KM6 Area between Hotel and Snow King Center
Sub-Area #3: Existing and proposed condominiums
Sub-Area #4: Snow King Mountain Recreation area
Sub-Area #5: Snow King Mountain West Base area and One Town Hill
Sub-Area #6: Existing Condominium Area *

*Sub-Area #6 - See statement regarding existing condominiums

C. Sub-Area #1



Sub-Area 1
Hotel Area and Hotel / Condominium Expansion

Sub-Area 1 consists of the existing Snow King Hotel as well as two proposed condominimim buildings (Building A & Building B) associated with the Snow King Hotel. In addition, this sub area includes proposed appartments for employee housing located on Vine St (Buildings 1, 2, & 3).



D. Sub-Area #2

Sub-Area 2 KM6 Area	
Ground Surface Coverage (Example)	
Buildings	133,000
Pavement: Roads & Parking	N/A
Walks, Pathway, Plaza, Patio	17,330
LSR	0.44
Other Impervious (Bike/Foot Paths, Tennis Courts, Etc.)	7,730
Total Impervious Coverage	150,330



Sub Area #3
Existing and Proposed Condominiums

Sub-Area 3 consists of the Grand View, Love Ridge, and Simpson Patent condominimum developments and the Grand View Lodge. Lots 53, 57, and 58 are the remaining lots platted for condominimum development within this sub-area. The Jackson Town Council approved building plans for a condominimum building on lot 53 and the planning/building departments issued a building parmit for building D on lot 53 which expired in 2009. The architectural drawings for this building are shown in the sketch drawing section of this master plan. The Town Council approved a development plan for a building on lot 57 in 2004, the architechtural plans for this building are included in the sketch drawing section of this master plan. Condominimums on lot 58 are proposed to match buildings on lots 53 and 57 in architectural design.



G. Sub Area #4

Sub Area #4 Snow King Mountain Recreation Area

Sub-Area 4 primarily consists of Snow King Mountain recreation use area and supporting structures.

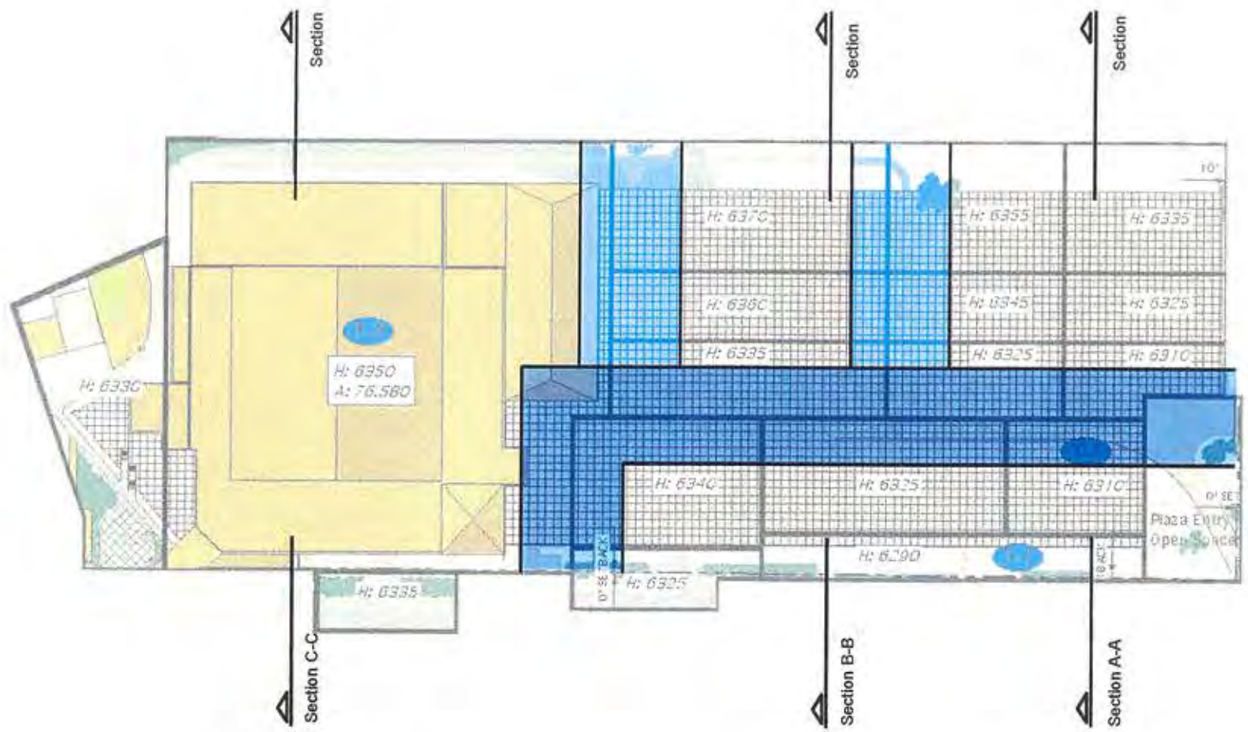


Sub-Area #5 - Snow King Mountain
West Base Area & One Town Hill

Sub-area 5 contains the West base area for Snow King Mountain ski area operations and the One Town Hill condominimum complex. Future development proposed for this sub-area includes a maintenance facility and office spaces for mountain operations, snowmaking pump house, and a mountain sports training complex. These additional buildings would be attached or constructed adjacent to the existing Snow King Sports and Event Center ice rink. While not directly within this sub-area, a gondola and ticket booth are proposed to be located in the shaded area that has historically been leased to the ski area for operations. This area is shaded in light green on the map. This map also indicates a second sheet of ice and expanded ski club facilities which are located on Town of Jackson land for illustrative purposes and are not associated with this master plan.



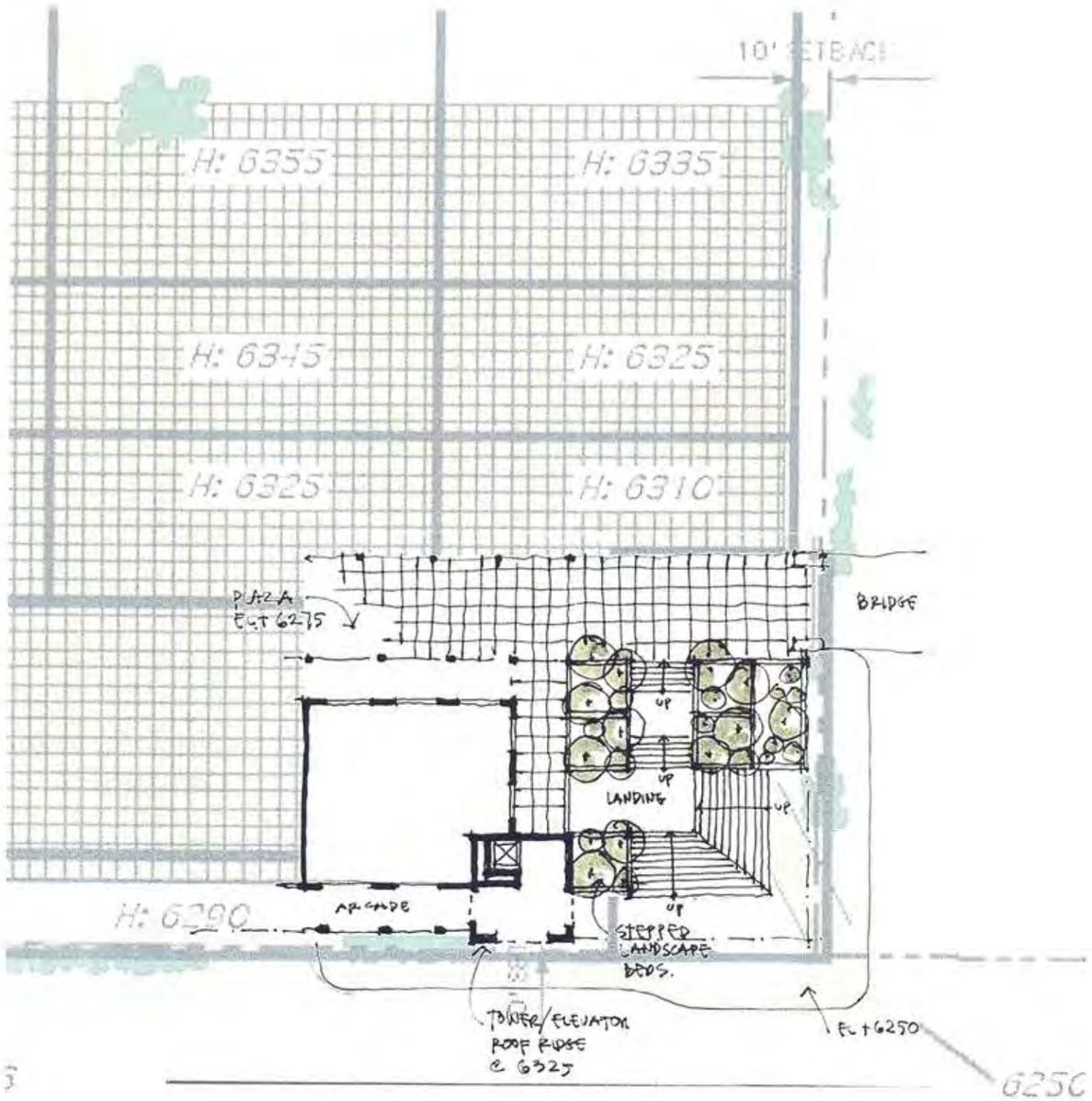
SNOW KING MASTERPLAN - ELEVATION ALONG SNOW KING AVE.
27 FEB 01



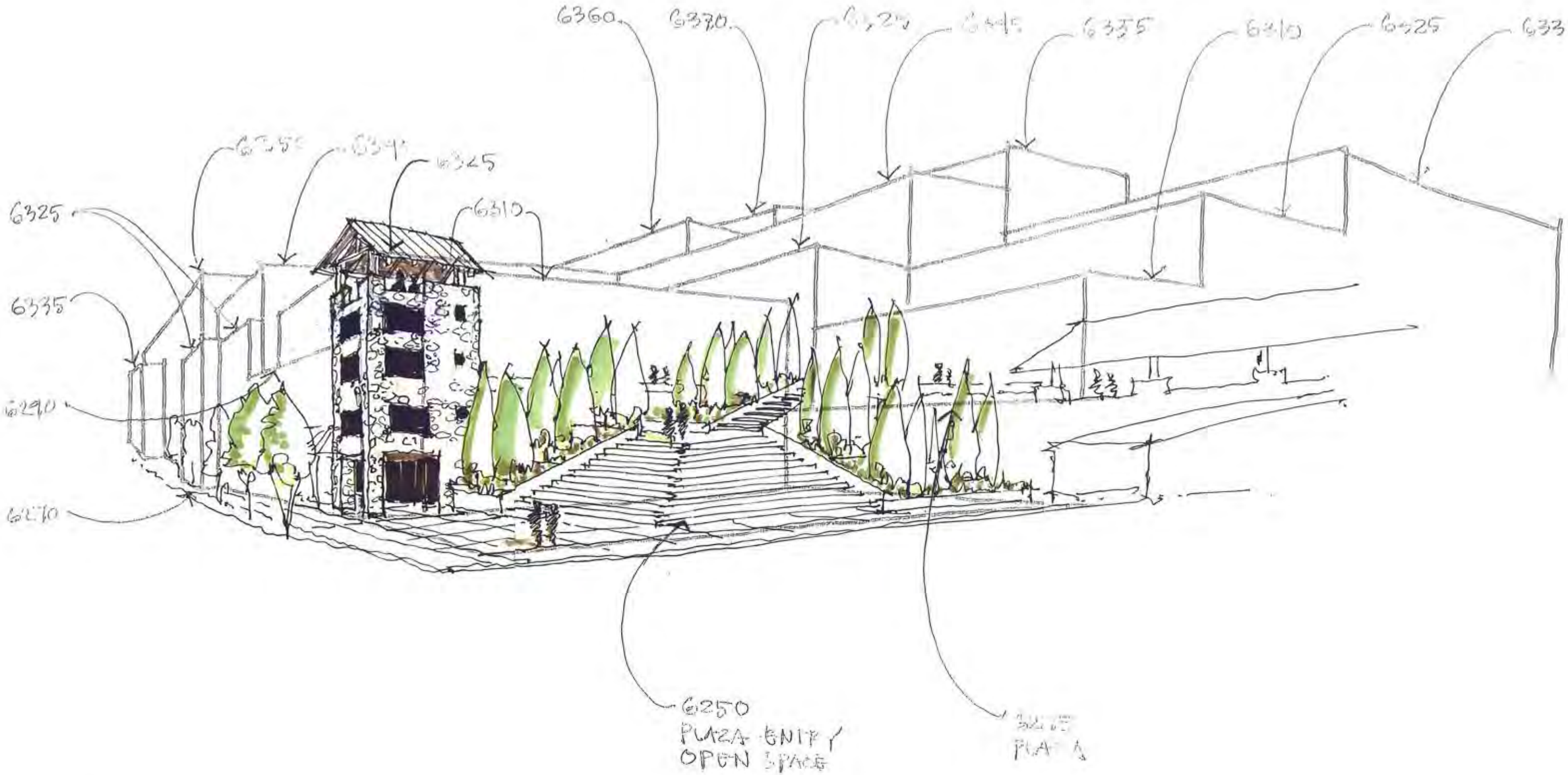
Primary Circulation

Secondary Circulation

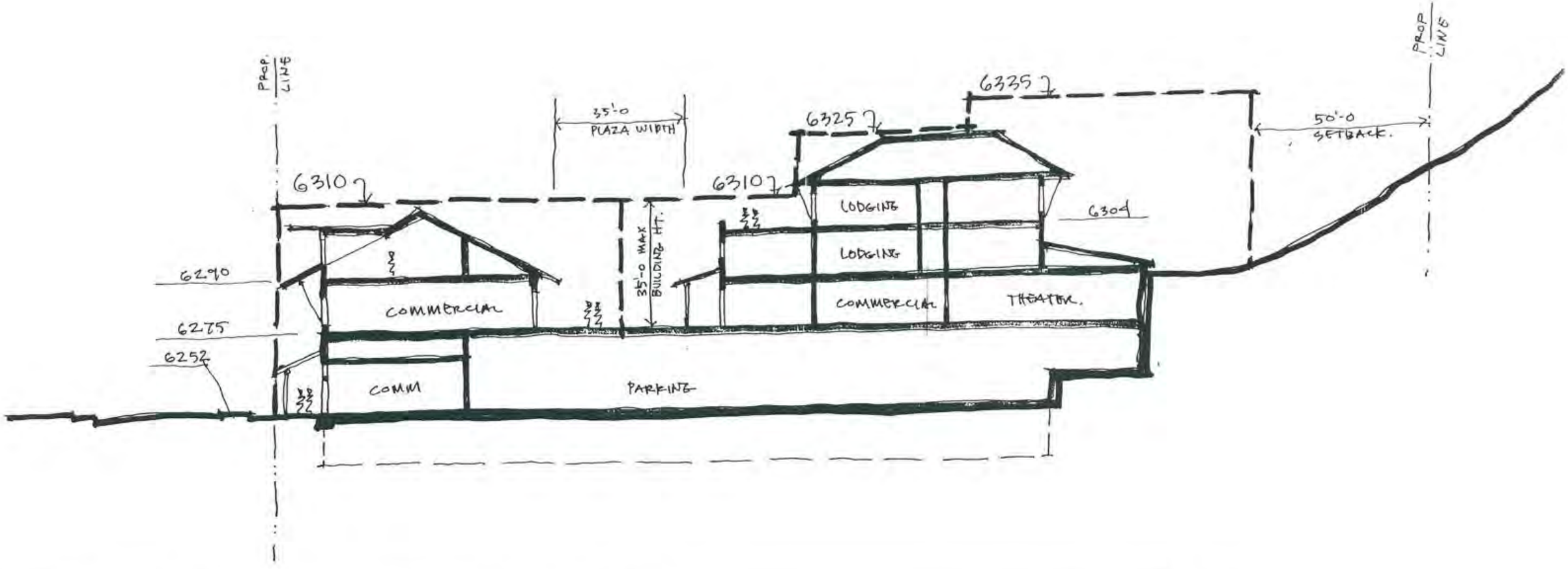
CIRCULATION OVERLAY ZONE



PLAZA/ENTRY SKETCH

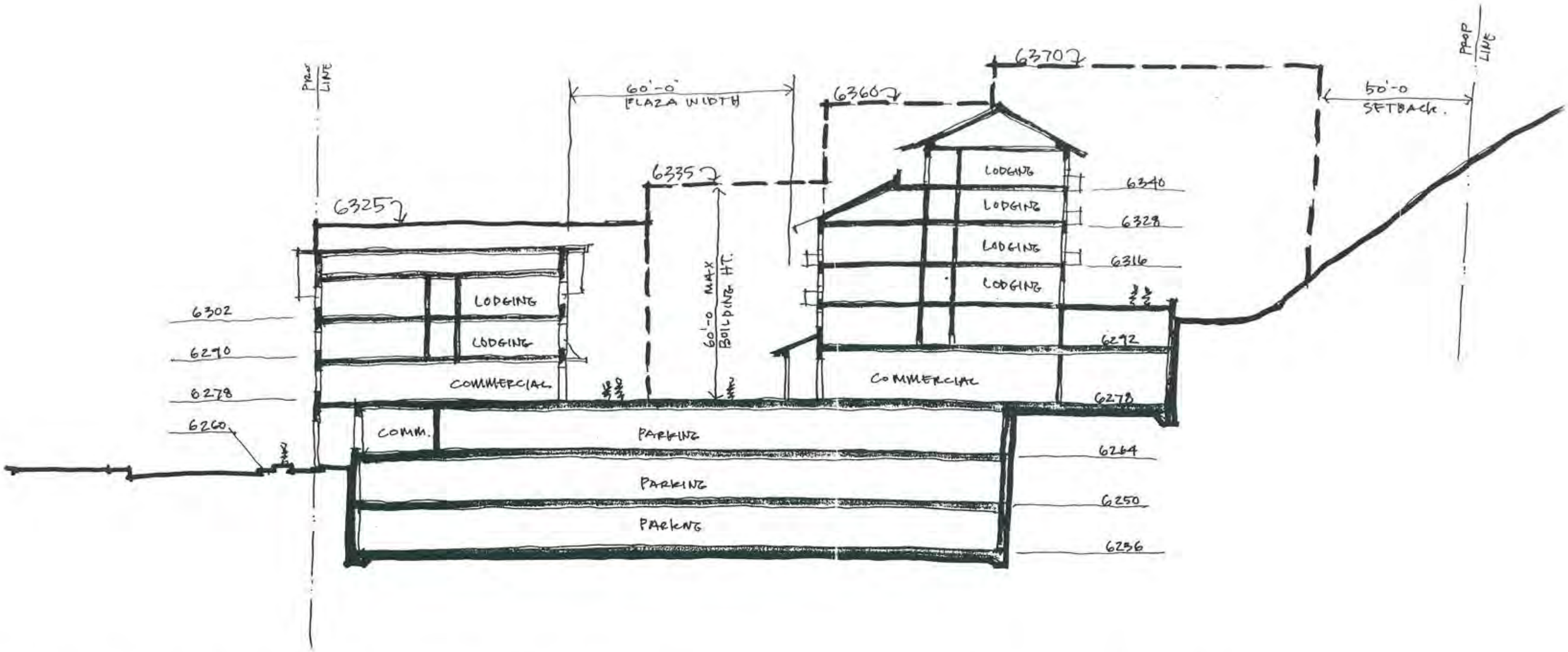


SNOW KING MASTERPLAN (REVISED)
27 FEB 01



SNOW KING MASTERPLAN PROPOSED ENVELOPE REVISIONS 14 NOV 00

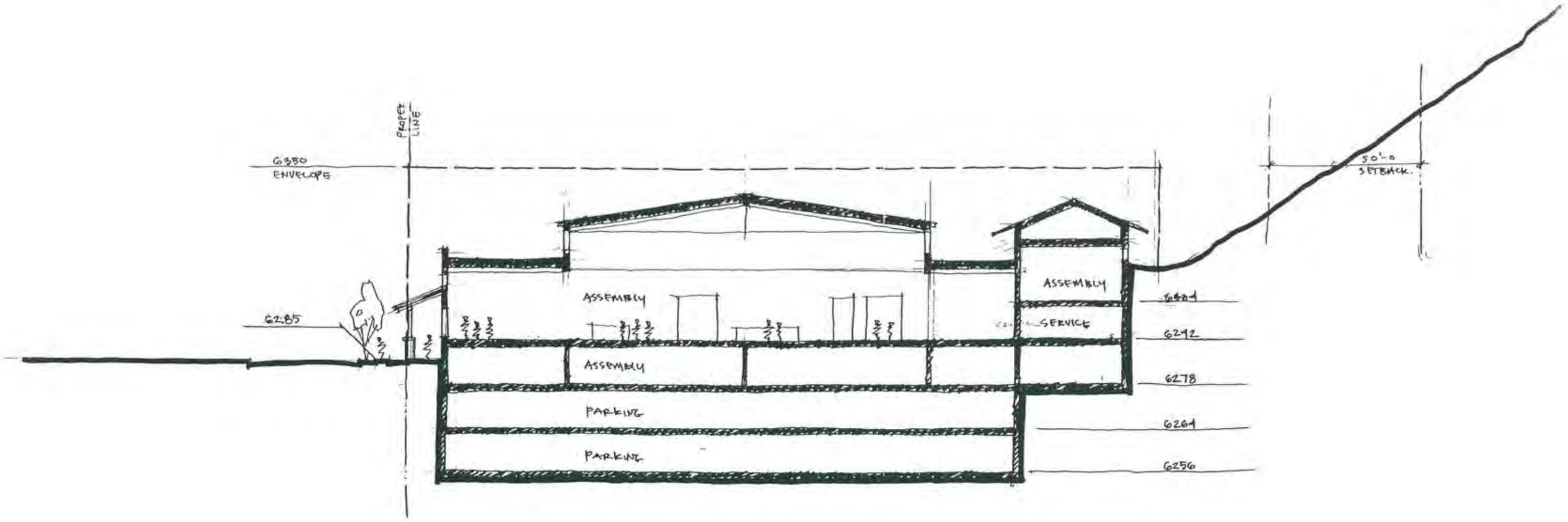
SECTION A-A



SNOW KING MASTERPLAN PROPOSED ENVELOPE REVISIONS.

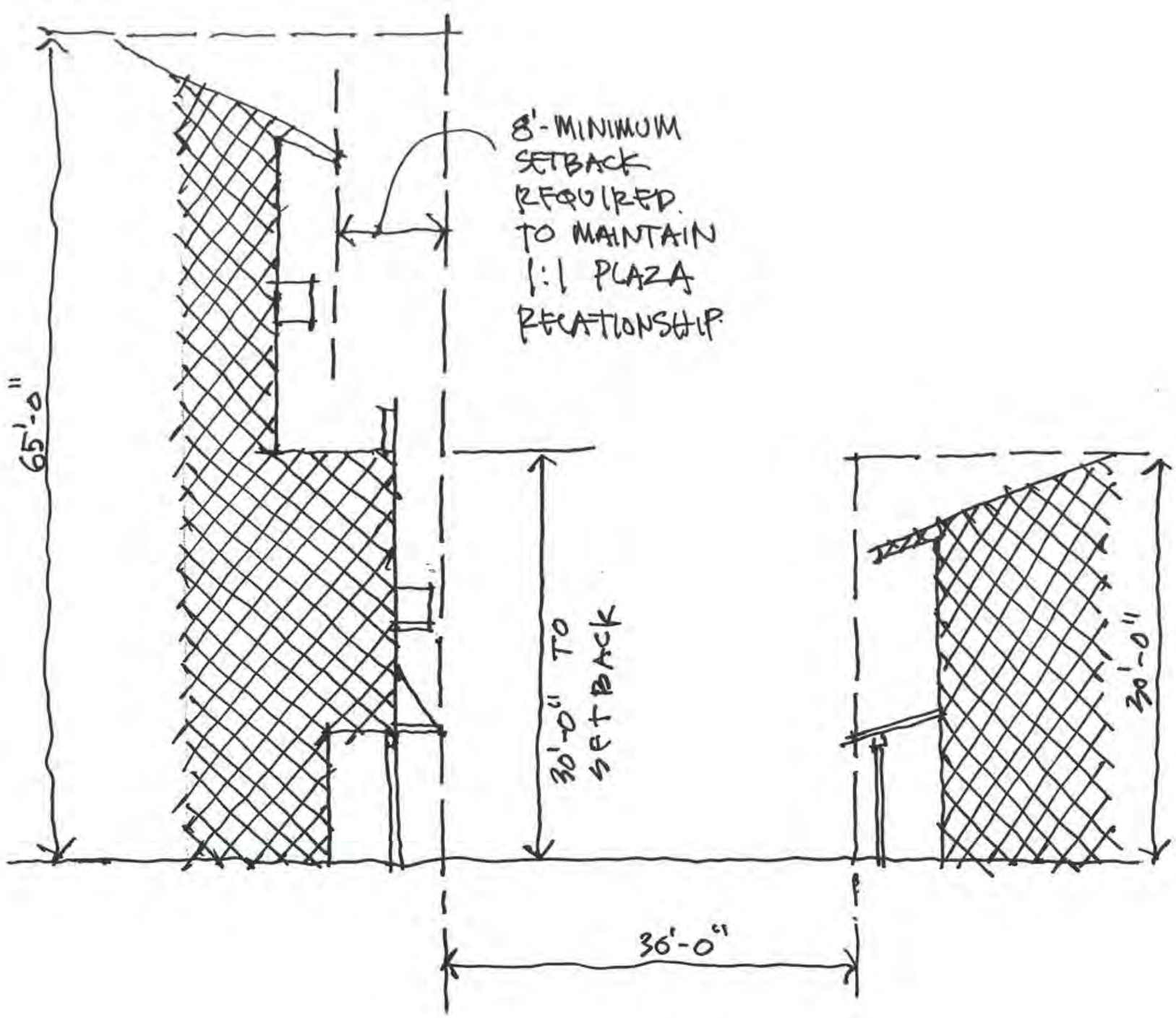
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SECTION B-B

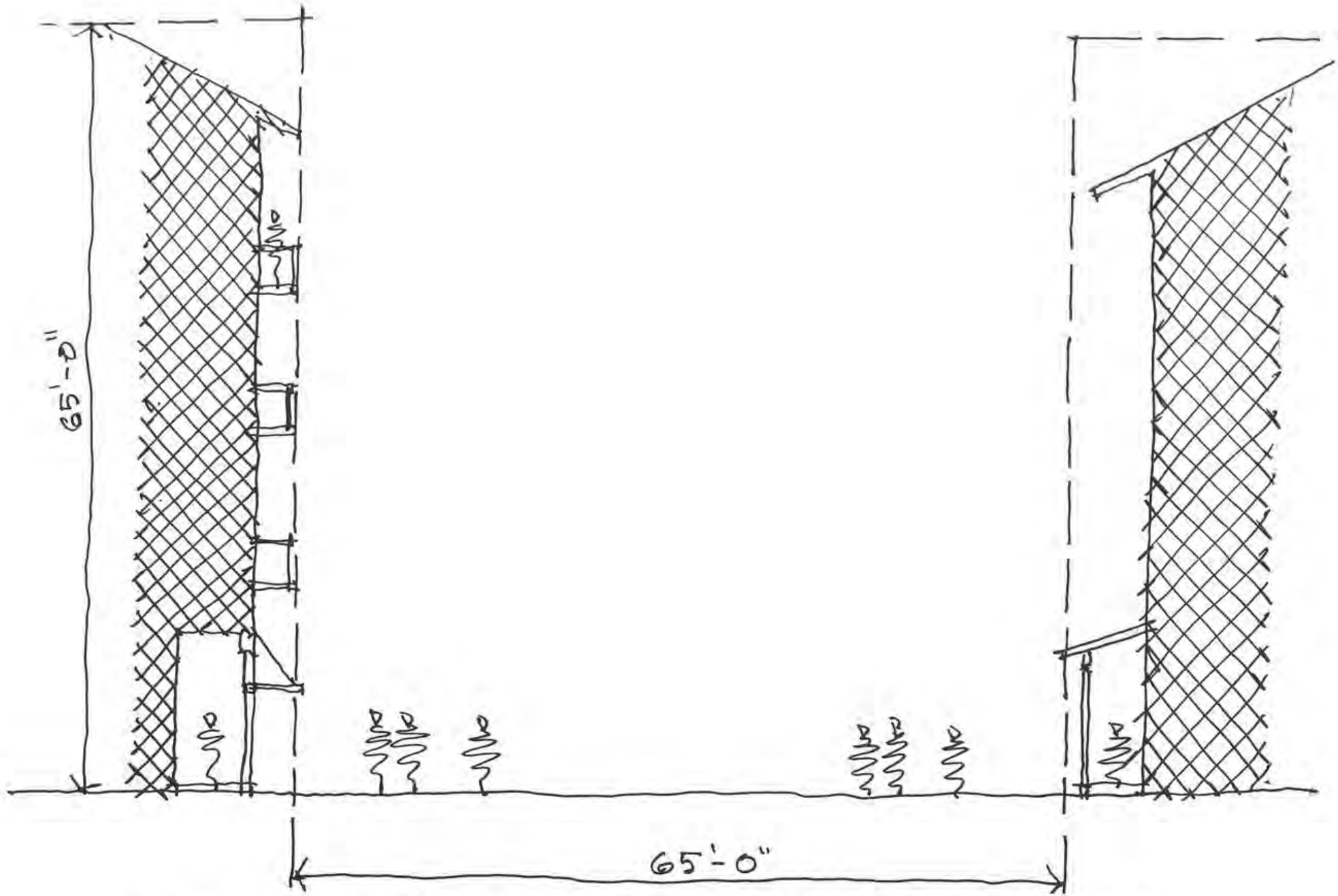


SNOW KING MASTER PLAN · TRANSVERSE SECTION KM-6 CONFERENCE CENTER 1/16" = 1'-0" 20 SEPT 00

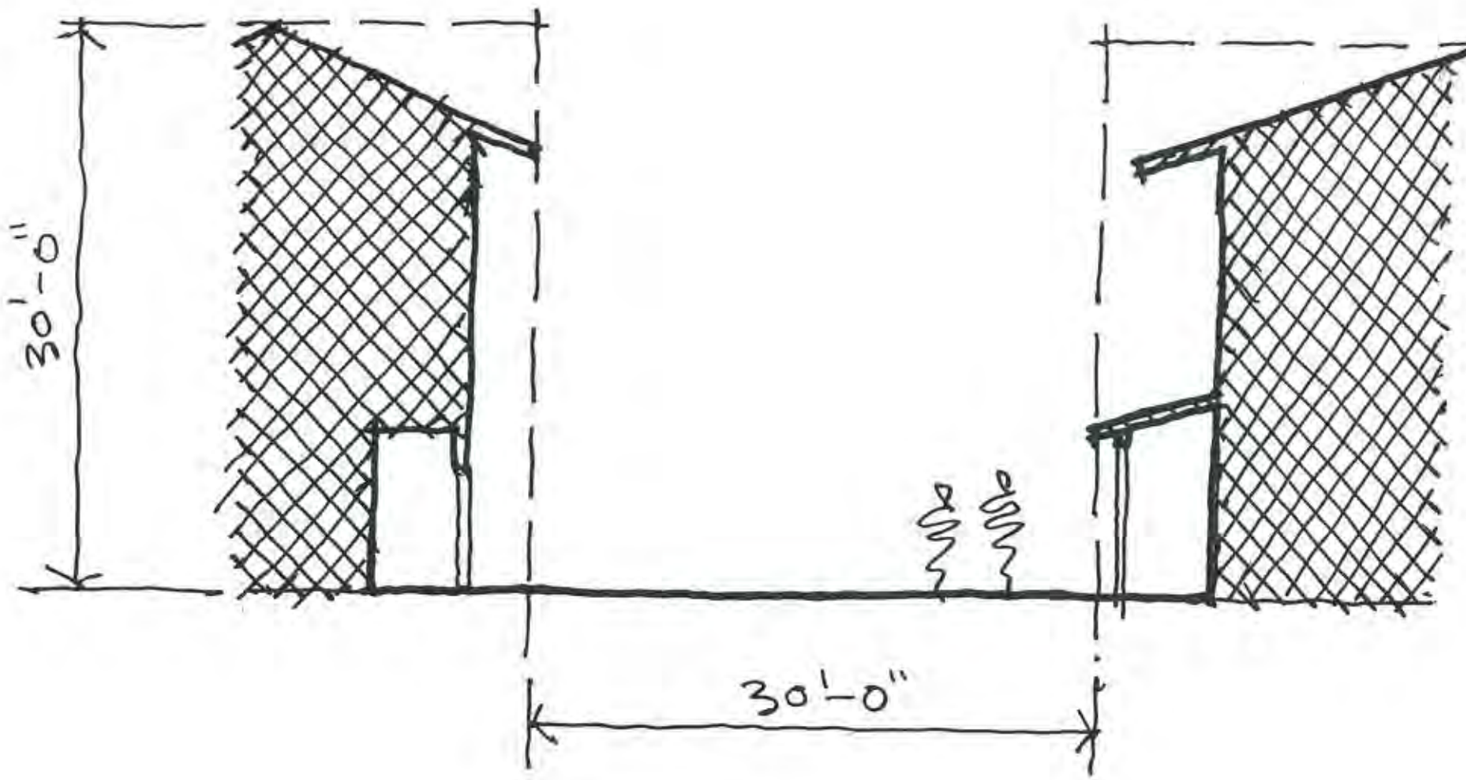
SECTION C-C



SNOOQUALMIE MASTERPLAN – PLAZA 1:1 ASYMMETRIC ENVELOPES EXAMPLE



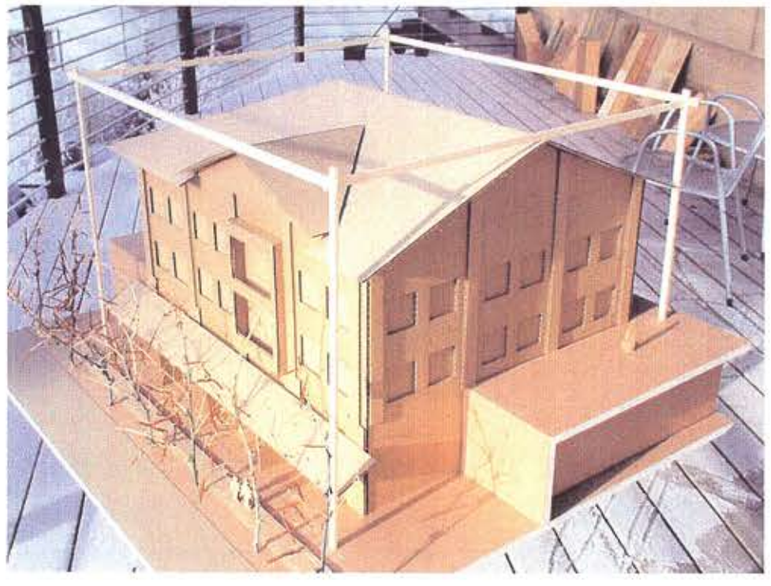
SNOW FING MASTERPLAN - PLAZA 1:1 MAXIMUM.

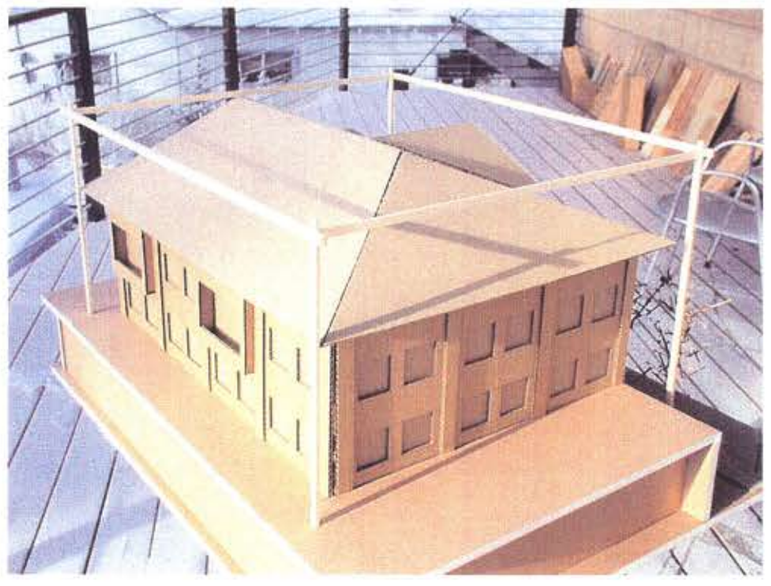


SNOW KING MASTERPLAN - PLAZA 1:1 MINIMUM

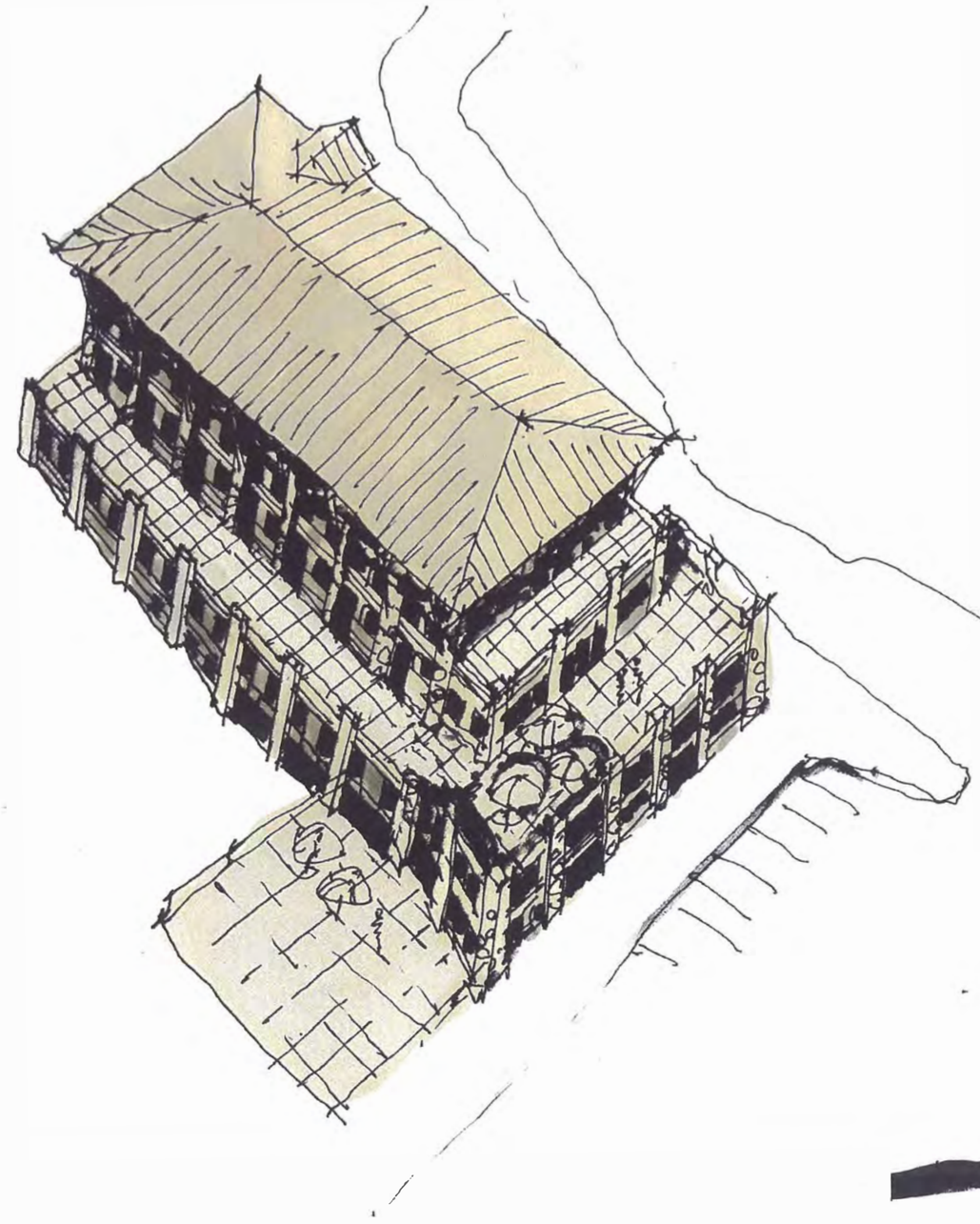


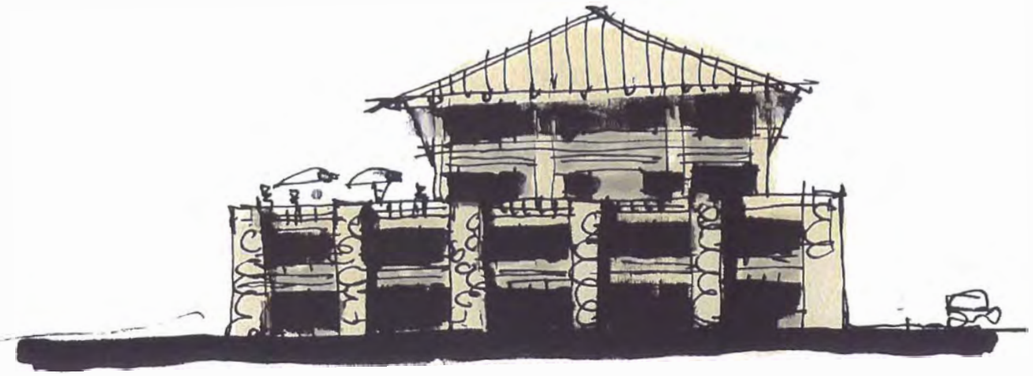


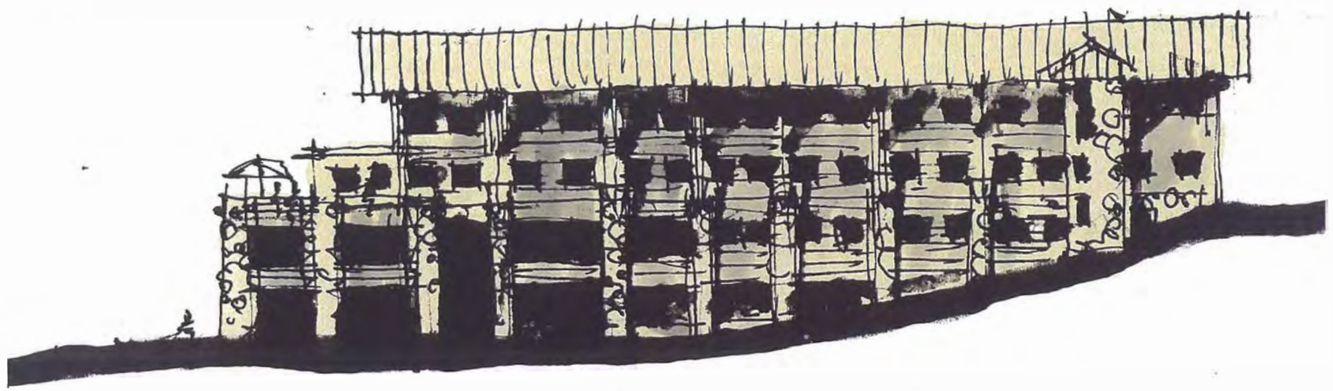




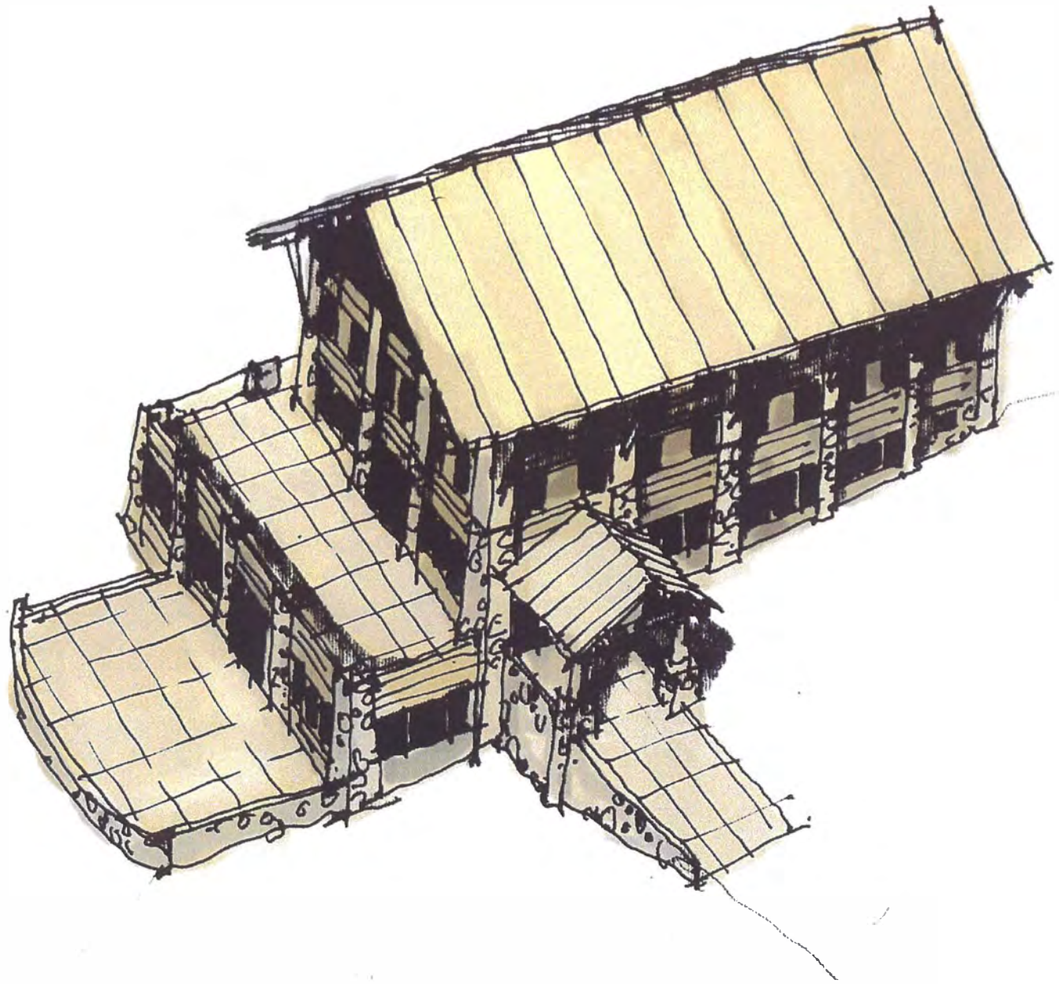
Three-Dimensional Building Envelope Study

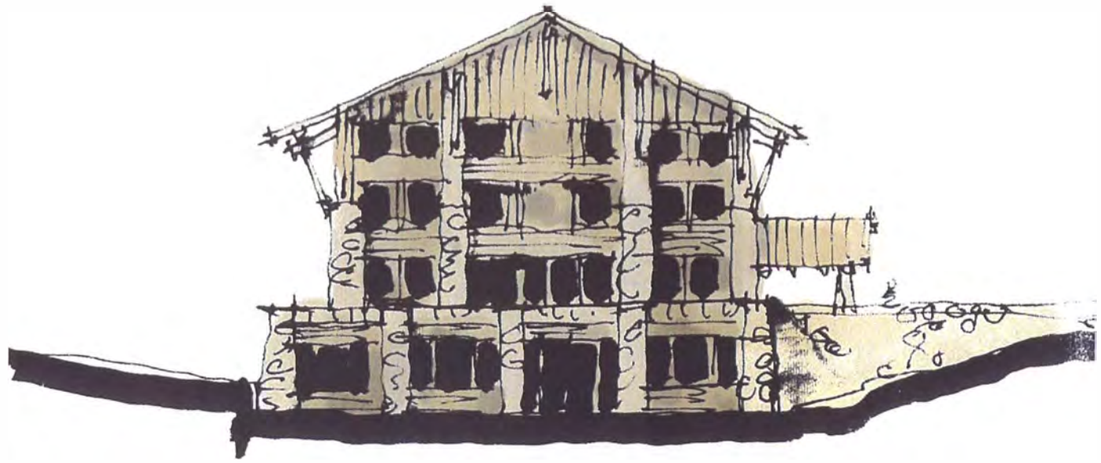


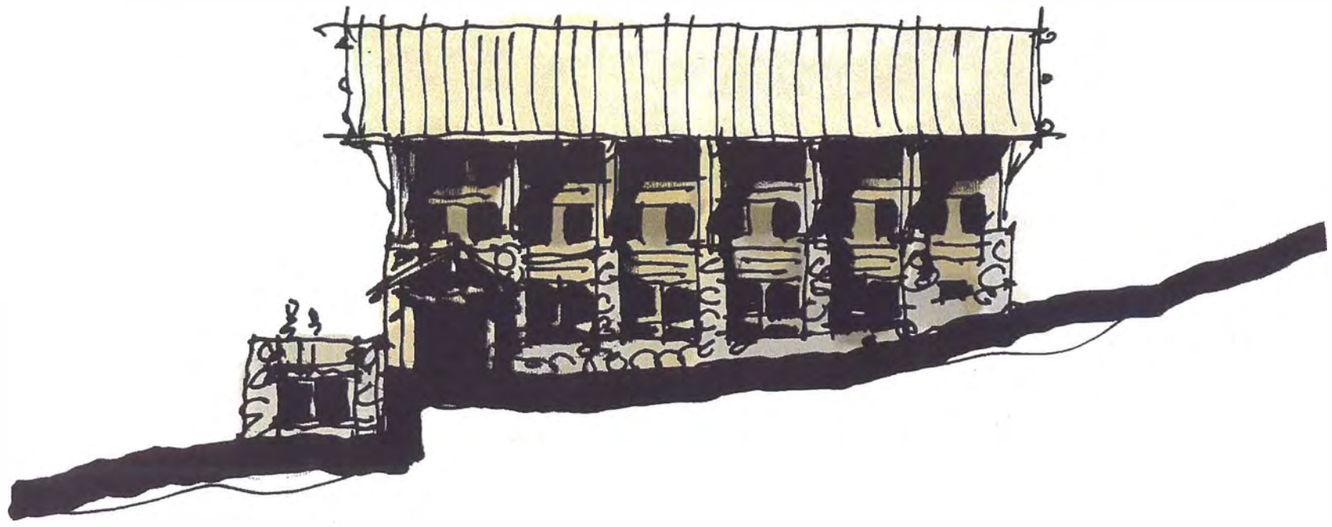




Architect's Supplemental Sketches • PINE LODGE







Architect's Supplemental Sketches • MID-MOUNTAIN LODGE



View of Snow King from North of Visitor's Center



View South from Corner of Cache and Snow King



Architect's Rendering Lot 53 Proposed Building





Side View Proposed Building on Lot 53



Architect's Rendering Proposed Building on Lot 57



Architect's Rendering Proposed Building on Lot 57



Architect's Rendering Proposed Building on Lot 57



Architect's Rendering Proposed Building on Lot 57



VII. HOUSING ELEMENT

A. Housing Mitigation Plan

Affordable workforce housing shall be provided in conjunction with all commercial development and redevelopment at the resort in accordance with the Jackson Land Development Regulations. The applicant for each development or redevelopment permit shall submit a housing mitigation plan that demonstrates compliance with the affordable workforce housing requirements that are in effect at the time of the application. All development within the Snow King Resort District prior to 2020 has satisfied employee housing requirements under the then-existing Master Plan and will not require any additional mitigation in the event of changes to Town and County Land Development Regulations except for as may be required through a change of use. The following housing mitigation plan pertains to all future development within the district from the date this Maser Plan is approved forward .

At least thirty percent (30%) of the employee-housing required for each commercial development shall be provided within the Snow King Resort District. In general, affordable workforce housing included in each development is intended to satisfy this requirement, however, the affordable workforce housing may be provided at other locations within the resort district.

Housing for Snow King Mountain employees associated with mountain operations such as lift operators, ski patrollers or groomers, is exempt from the 30% requirement and may be provided entirely off site. Administration and maintenance facilities shall also be exempt from this 30%. Resort support uses not related to ski area operations and that include a physical development opportunity for creating affordable workforce housing on site, shall provide 30 percent of the required employee housing on the development site or within the resort district.

The applicant is responsible for obtaining all necessary development permits from either the Town or County, for the construction of all affordable workforce housing. Approval of all Final Development Plans for any development shall be contingent on approval of any necessary development plans to construct affordable workforce housing.

The Snow King Resort Master Association (SKRMA) will be responsible for the general implementation and administration of this Housing Element. Individual developers of specific developments or any property within the resort district will be responsible for building the required housing and SKRMA will coordinate and facilitate the locating of affordable workforce housing within the resort district when it is not possible to incorporate the housing in the individual development that generates the requirement. The required affordable workforce housing will be developed commensurate and concurrently with the free market development that generates the housing requirement.

This Housing Element will cover all the development that occurs within Sub-Areas l through 6 and will be managed following these guidelines:

• SKRMA will be responsible for ensuring that developers within the resort district follow the standards set forth herein and the affordable workforce housing requirements in the Jackson Land Development Regulations. Calculations will be based on 100% of the required housing being located within the Town of Jackson. A minimum of 30% must be located within the limits of the Snow King Resort PRD District and an additional 10% within 1 mile of the PRD district boundaries.

• Location of Affordable Workforce Housing within the Resort District limits will be in a variety of locations to meet the minimum 30% required to be housed within the district. This Master Plan identifies tentative locations of employee housing units within the Resort District. The intent is to, where possible, locate housing in small nodes. Although sufficient areas have been identified within this resort district to

accommodate 100% of the required housing, the object would be to locate, as development occurs, up to 70% of the required housing in other locations, to be determined, within the limits of the Town of Jackson.

• SKRMA will ensure that any developers and/or landowners within the district finance, build, own or sell with required restrictions, and manage the units needed to comply with the Snow King Housing Mitigation Plan, or contract with other entities to do so. When units are owned by others, occupancy of the units will be monitored by SKRMA and deed-restricted as described. All required units will be newly built restricted units. Deed restrictions will specify that occupancy of the units required under this plan will be limited to Teton County employees and their immediate family.

• All future development within the Snow King Resort district will be subject to the Housing Requirements in the Town Land Development Regulations in place at the time of the application in addition to the requirements listed within this Housing Element. However, in the event that the State of Wyoming changes or eliminates workforce housing requirements, the minimum housing requirements for the Snow King Resort District will be those adopted with the 2000 Snow King Resort District Master Plan.

• Up to 25% of the required affordable workforce housing within the resort district can be satisfied through the use of dormitory units and may be rented to non-qualified employees.

• In addition to various forms of housing such as apartments, duplex, dormitories, townhouses, or other types of housing, rental units may be configured in the form of condominiums owned by SKRMA (or its agents). These employee housing condominiums will be managed in accordance with the deed restrictions and other requirements of this Housing Mitigation Plan.

• Housing will be developed in increments in tune with commercial development phases. Developed housing will meet or exceed the required needs of each phase as computed in accordance with this section. When the developed housing exceeds the required needs, this excess developed housing will be credited towards the requirements of future phases.

• A housing unit in the Snow King resort district may be used to meet an affordable workforce housing requirement only one time. Once the unit has been approved, counted and duly restricted for such purpose, the unit shall not be approved or counted again to meet another housing requirement.

• Employees of entities located within the Snow King PRD will have priority for occupancy in the **SKRMA** controlled units. Other available units will be open for any other qualified household.

• All development that existed prior to the adoption of this Master Plan is exempt from the requirements of this Housing Mitigation Plan, except for redevelopment or changes of use that would increase the number of required employee housing units. Any future redevelopment or change of use within the "Existing Condominium Parcels" that increase the number of employees within that area, will need to comply with the requirements of this Housing Element at the expense of the development entity.

• The type and layout of housing will vary as time goes by. For planning purposes, we have used averages of 150 SF per person for dormitory housing and 370 SF per person for apartment housing.

• Habitable spaces built within the Snow King Resort PRD District to comply with the requirements of this Housing Element will be exempt from consideration in any maximum development space and FAR computations.

• Since all of the resort-wide development within the District is intended to be classified as commercial, there will not be a need for any park and school or other residential exactions. However, all development will need to provide affordable workforce housing as per this Section. Since all residential-type

development that is contemplated will be available for short-term rentals, this development will all be considered as commercial and will need to comply with this Section. Any non-commercial and non-short-term rental residential development that may be proposed in the future within the District will need to pay exactions as per the current Land Development Regulations at the time of final Development Plan Approval.

• Only entities authorized by SKRMA will be allowed to operate any business within the limits of the Snow King PRD District. SKRMA will require all these entities to provide information regarding the number of employees working within the Snow King PR District and will collect dues and assessments as needed from employers to compensate SKRMA and its agents for any costs associated with this Housing Element and other requirements of this Master Plan.

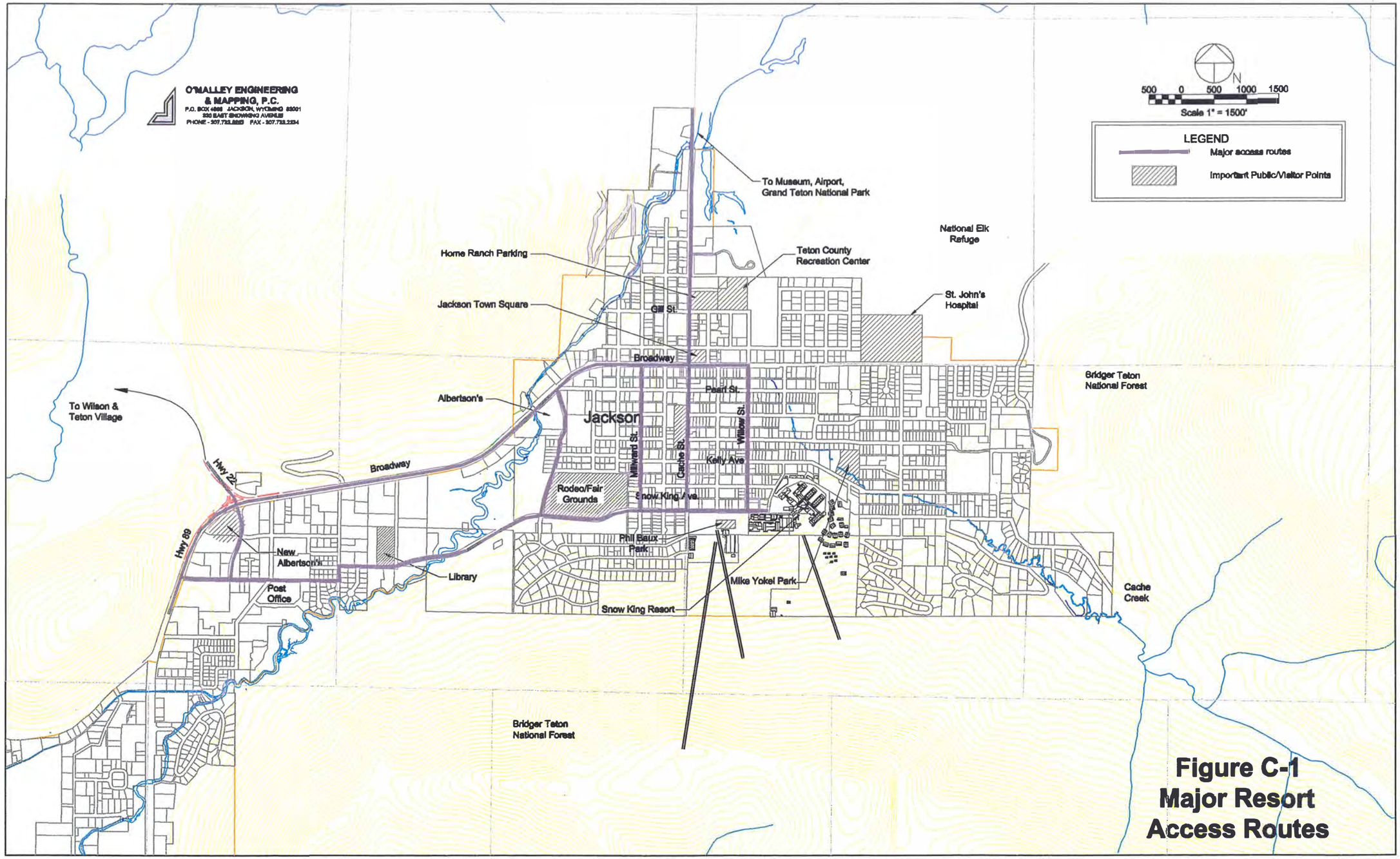


Figure C-1
Major Resort
Access Routes

VIII.TRANSPORTATION ELEMENTS

A. Snow King Resort Master Plan - Traffic Analysis and Transportation Plan

Overview
Snow King Resort has been successful at encouraging guests of the Resort to walk or utilize existing public/private transit systems for both on-site and off-site events. With moderate improvements to the street and sidewalk system in the vicinity of Snow King Resort, the addition of a convenient Town shuttle system, and implementation of an aggressive Transportation Demand Management program, the existing street system is sufficient to accommodate the projected buildout traffic.

Definitions
The principal terms used to describe the adequacy of transportation facilities are *Capacity* and *Level of Service.* Briefly, the capacity of a transportation facility reflects its ability to accommodate a stream of people or vehicles. In the Third Edition of the *Highway Capacity Manual* (Updated 1997), capacity is defined as the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a roadway during a given time period under prevailing roadway, traffic, and control conditions. Capacity is typically expressed in terms of persons per hour or vehicles per hour (vph). Person flow is important for defining the roles of pedestrian, transit, and high-occupancy vehicle treatments. As the number of buses or high-occupancy vehicles in a traffic stream increases, the number of vehicles that can pass a given point decreases, but the person flow may actually increase.

Level of Service (LOS) is a measure of the quality of the traffic flow. These qualitative measures characterize the operational conditions within a traffic stream (or intersection) and their perception by motorists and pedestrians. These conditions include speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Six levels of service are defined for each facility designated by the letters A to F. LOS A represents the best operating conditions (no delays, freedom to maneuver, no conflicts, etc.) while LOS F represents the worst (grid-lock).

A variety of factors influence capacity and level of service including:
- Roadway geometry (horizontal and vertical alignment)
- Lane width
- Design speed
- Lateral clearance
- Queuing areas at intersections
- Passing zones
- Vehicle type (percentage of trucks and buses)
- Weather conditions
- Directional flow
- Signalization
- Access control
- Volume of pedestrians and bicyclists
- Land-use characteristics.

C.1 Existing Conditions

Roadway System

The primary access routes to Snow King Resort all feed onto Snow King Ave, which is an East-West collector street within the overall Town of Jackson street network. Snow King Ave has an eastern terminus that flows directly into the Snow King Resort Hotel. There is no vehicular access to the resort from the South, East, or North. The secondary access routes (which all feed onto Snow King Avenue) include Cache St, Willow St, and to a lesser extent, Vine St. While pedestrians and cyclists can still access from directions other than the West, the topography and condominium development to the North and East of the Resort make non-vehicular access routes negligible. Snow King Mountain restricts access from the South, and anyone approaching from the South is likely already using and enjoying Resort features and facilities. Therefore, the focus areas for traffic studies, previous and current, include Snow King Ave, Cache St, Willow St, and Vine St.

Figure 1: Overview of local traffic network & Snow King Resort Access



Review of Baseline Studies and Datasets

The previous traffic studies that have been performed and will be used for comparison are detailed in the table below. The 1999 study performed by O'Malley Engineering & Mapping was the original baseline study included in the2000 Snow King Master Plan. The 2003 and 2008 studies were performed by Rendezvous Engineering for the purpose of the TMMS and reporting on the status of Snow King Resort's TDM system. The 2006 dataset was performed by WYDOT over a two-day period in Mid-July as part of an ongoing traffic volume monitoring program. In 2011, as part of an analysis of the Maple Way-Snow King Avenue Corridor Analysis, L2 Data Collection performed traffic counts along Snow King Ave as far East as Cache St (dataset does not include Willow St or Vine St, see 7.5 References for all above cited sources).

Table 1: Historical/Baseline Traffic Count Data that include some, or all, of the study area.

Report Year	Count & Report Performed By:	Data Collection Period
1999	O'Malley Engineering & Mapping	August 16 & September 2, 1999
2003	Rendezvous Engineering	August 5-15, 2003
2006	WYDOT	Mid-July, 2006
2008	Rendezvous Engineering	August 5-11, 2008
2011	L2 Data Collection	August 16-17, 2011
2016	Nelson Engineering	July 25-Aug. 19, 2016

Roadway System Traffic Volumes

The observations and data gathered in 2019 have been compiled into average daily traffic (ADT) and are shown in Table 2 and Figure 3 alongside the historical data listed in Table 1. It is important to note the slight difference in data collection timeframes, varying from Mid-July to Mid/late-August reflect a noticeable

difference that represents the difference between highest hour (approximately Mid-July), and 30th highest hour (accepted benchmark and period for previous studies). Nonetheless, the additional datasets from Mid-July, as well as additional roadway segments surveyed in more recent studies, provide valuable additional data can be used for comparison in future years.

Most of the study area roadway segments showed an increase in ADT when compared to the most recent datasets from 2016. However, a slight decrease in ADT has been observed at Snow King Ave, East of Cache. Due to road condition and geometry, it is believed that traffic has a tendency to flow from Snow King Ave to Willow St more-so than from Snow King Ave to Vine St. The data collected during this study indicates strongly that this is the case. The volume of traffic using Vine St is significantly less than Willow St. This can be attributed to Vine St's termination at the 'Tee' intersection with Kelly St, whereas Willow St is a North-South route that leads downtown and provides access to Broadway (East of Town Square). Another additional measurement taken during this survey was on Snow King Ave/Snow King Loop East of Vine St, which is both the entrance to Snow King Hotel and its other adjoining Resort properties such as Love Ridge Condominiums, Grandview Lodges, and the Snow King Resort Conference Center. Compared to the 2016 ADT data, there was a significant increase in traffic heading East into the resort, and condominiums; which appears to be indicative of higher bookings, hotel occupancy, and/or conference events at this time of year for 2019 compared to 2016.

Table 2: Comparison of study area ADT from 1996-2019

Street Segment & Location	July 1996 ADT	Late August 1999 ADT	August 2003 ADT	Mid July 2006 ADT	August 2008 Weekday ADT	Mid-August 2011 ADT	August 2016 ADT	July-August 2019 ADT
SKA West of Cache	7658	4833	5729	4216	5893	6100	N/A	N/A
SKA East of Cache	6055	4298	5064	6077	4682	5290	4009	3041
SKA East of Willow	N/A	2654	3809	N/A	3506	N/A	2596	3150
SKA East of Vine	N/A	N/A	N/A	N/A	N/A	N/A	2277	3640
Cache North of SKA	4863	2554	2774	1683	2725	2723	1795	4982
Willow North of SKA	1215	1602	2120	2205	1782	1978	4524	6219
Vine North of SKA	N/A	N/A	N/A	N/A	1155	N/A	1087	1874

Figure 3: Comparison of study area ADT from 1996-2019

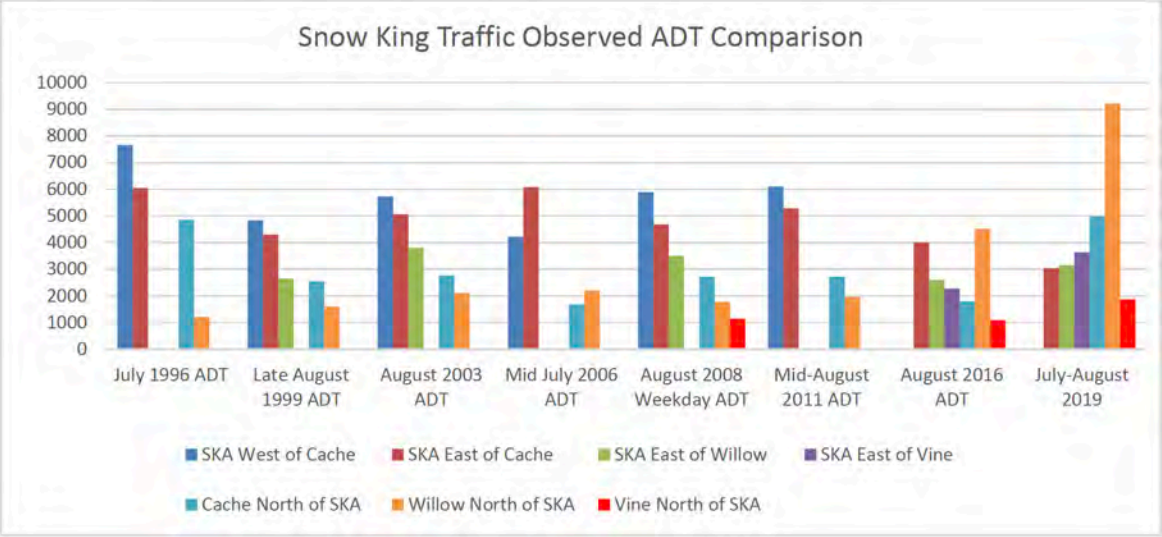
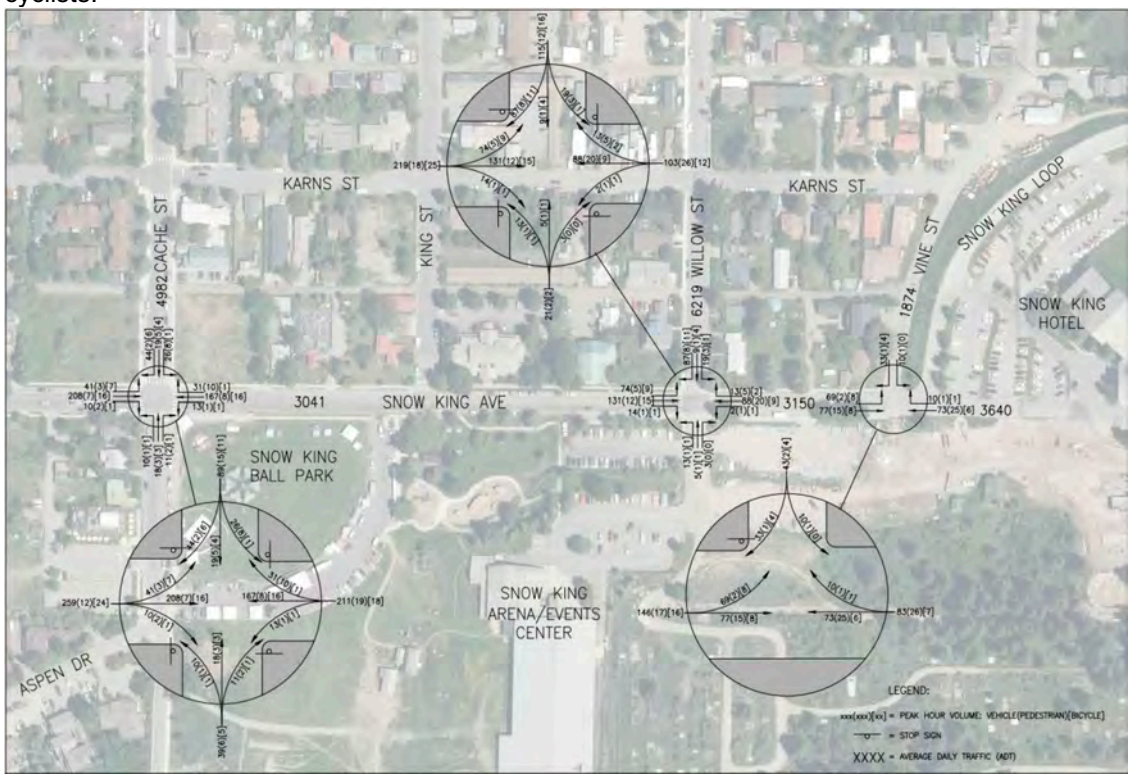
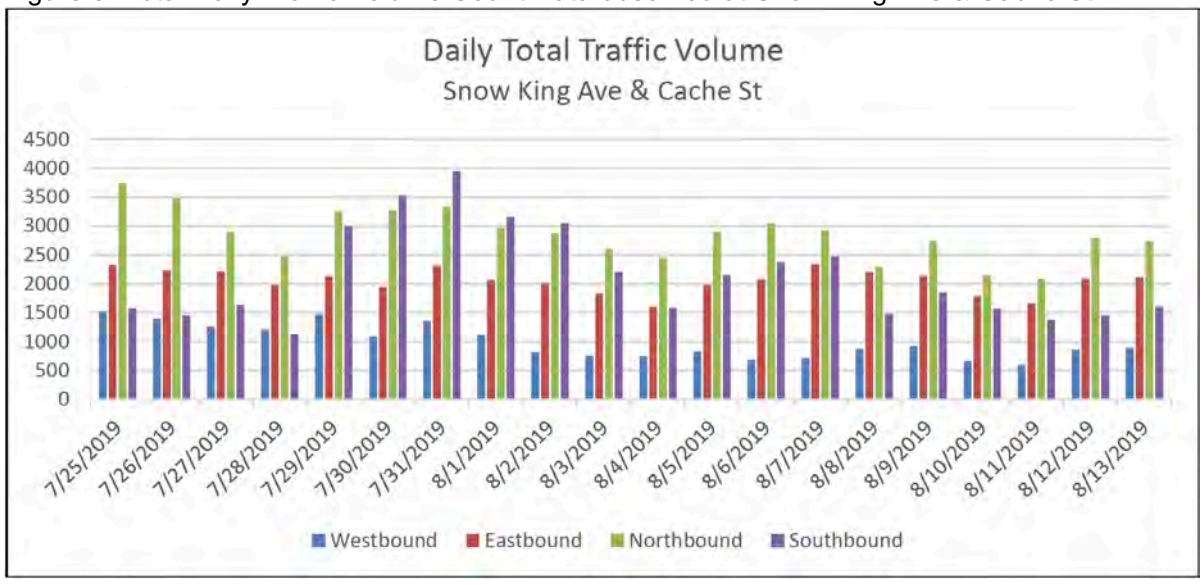


Figure 4: Overview of 2019 ADT, Peak Hour Volume, and turning movements for vehicles, pedestrians, and cyclists.



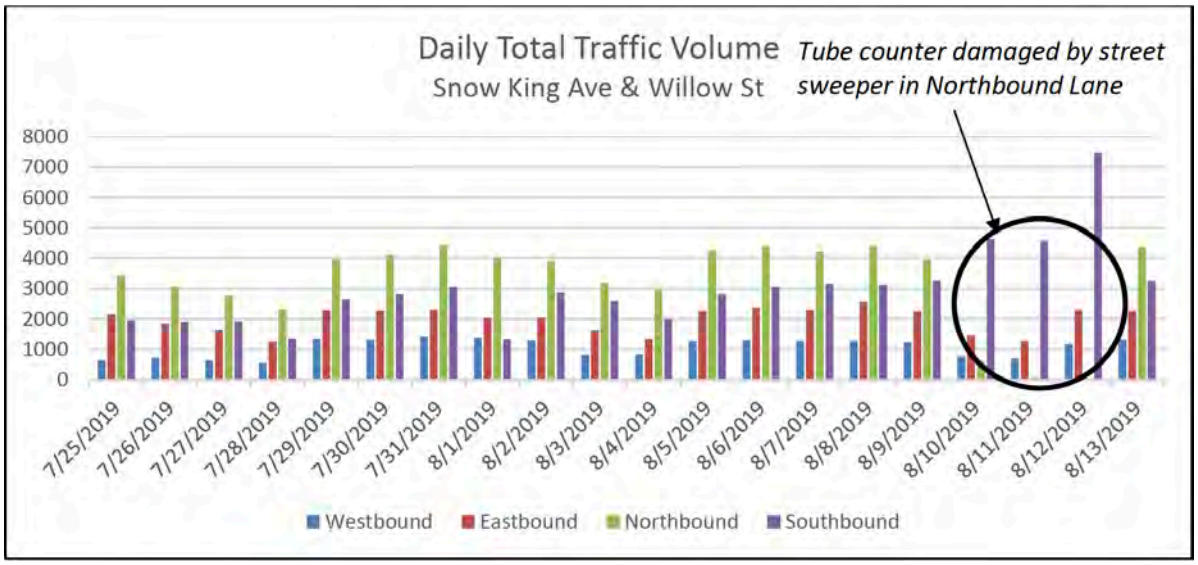
Directional daily total traffic volumes can be reviewed in Figures 5-7. At the intersection of Snow King Ave and Cache St the flow of traffic can be seen to be predominately East-West averaging 3000 vehicles per day. Northbound traffic is noticeable higher than Southbound, as going Northbound on Cache St provides access to N Highway 89 and the National Parks, as well as a direct route to downtown Jackson (Figure 5).

Figure 5: Total Daily Traffic Volume Count Data observed at Snow King Ave & Cache St.



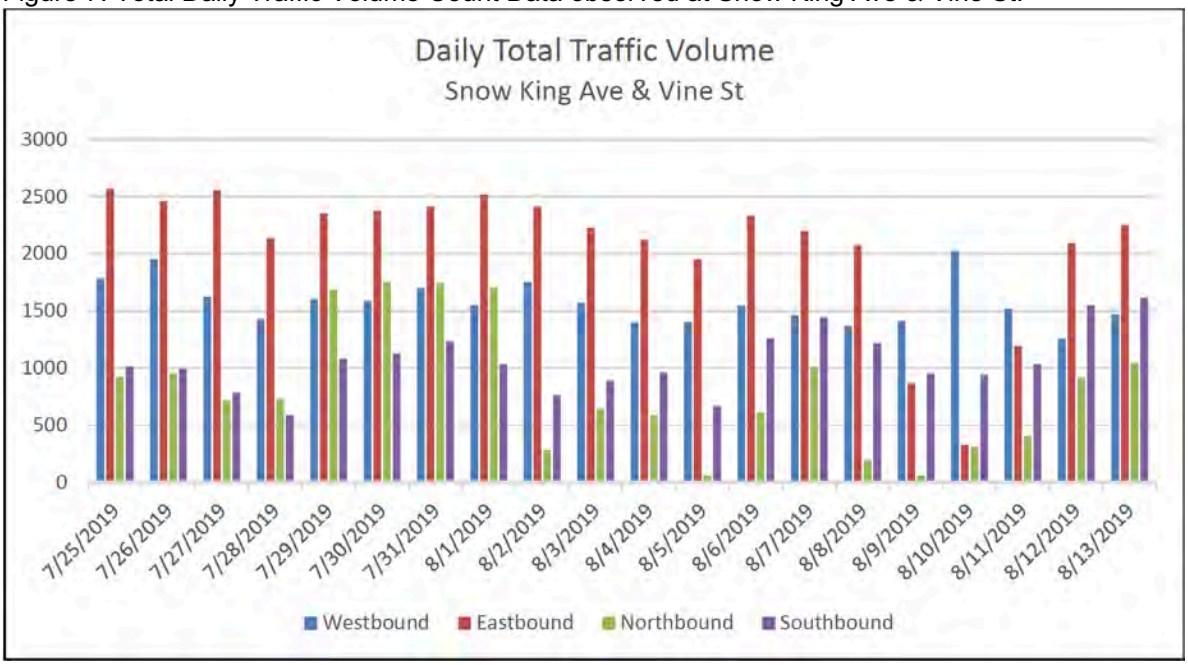
Daily traffic volumes for Snow King Ave and Willow St can be seen in Figure 6. This data demonstrates, again, that Willow St is being largely used as an arterial route North that circumnavigates the traffic of downtown and provides quick access to downtown from the East, or access to East Jackson. The Northbound traffic at this intersection averages 3200 vehicles per day (VPD), while southbound averages 3000 VPD. East-West traffic, using the aforementioned East-West corridor, averages approximately 2000 VPD (Figure 5).

Figure 6: Total Daily Traffic Volume Count Data observed at Snow King Ave & Willow St.



The intersection of Snow King Ave and Vine St observed good data collection for the duration of the study; damage to the tube counters did occur from street sweeping equipment, but they were promptly discovered and repaired before a significant data gap was created. (Figure 7). The predominant flow of traffic at this intersection can be seen to be flowing Eastbound into Snow King Resort, and its associated condominiums/accessory structures

Figure 7: Total Daily Traffic Volume Count Data observed at Snow King Ave & Vine St.



An analysis of ADT over typical peak season Weekdays vs. Weekends can be seen in Table 3. The Weekend ADT is predictably lower than Weekday ADT at all intersections, with varying ratios dependent on the street segment. The observed average ratio of Weekday:Weekend ADT is 1.29, which is slightly lower than the 2016 observed ration of 1.41.

Table 3: Comparison of Weekday vs. Weekend ADT for respective street segments.

	Weekday Average ADT	Weekend Average ADT	Overall Average ADT	Weekday:Weekend ADT Ratio
SKA East of Cache	3180	2718	3041	1.17
SKA East of Willow	3354	2673	3150	1.25
SKA East of Vine	3763	3354	3640	1.12
Cache North of SKA	5390	4032	4982	1.34
Willow North of SKA	6811	4835	6219	1.41
Vine North of SKA	2064	1432	1874	1.44
		Average ADT Ratio:		**1.29**

Alternative Transportation Analysis

Use of alternative transportation means varies between Snow King Resort Employees and Guests. As part of the wording in the TDM Strategy, each shall be reviewed separately (see next section for respective analysis). Initial manual count data, performed from 7:00-9:00 AM and 4:00-6:00 PM on 8/8/19 and 8/13/19 yielded the peak hour traffic numbers in Table 4. Including all routes at all intersections, a commuter hour modal split of 24% was observed, averaged over the three days of manual data collection. This is a slight decrease from the alternative transportation modal split of 30% observed in 2016.

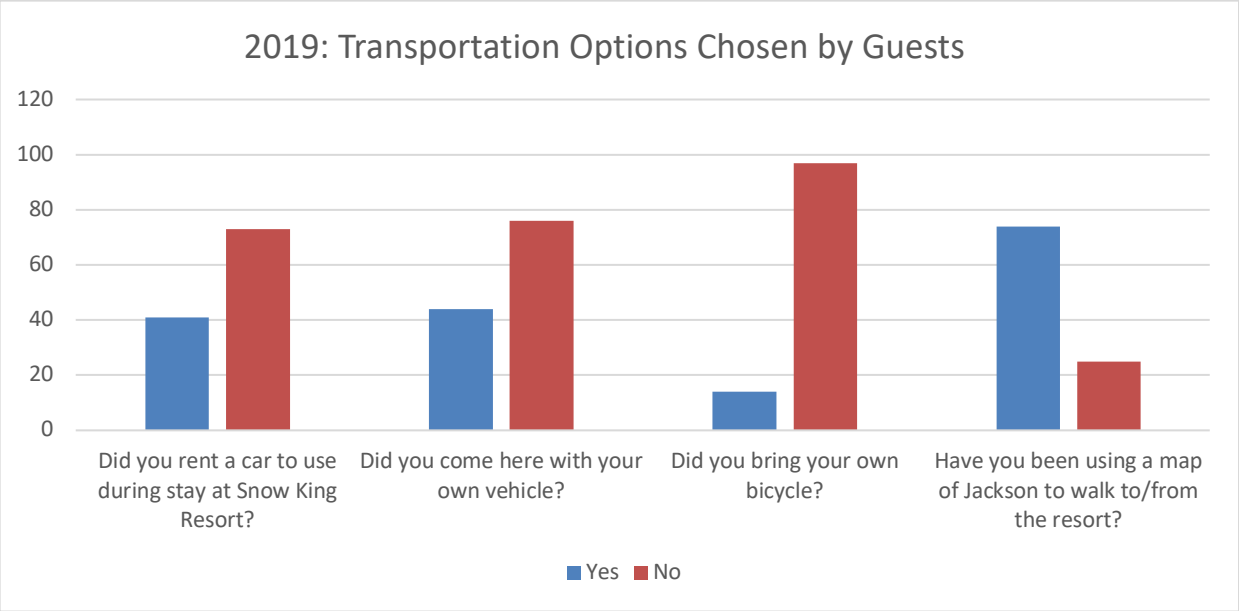
Table 4: Peak Hour Directional Traffic by Transportation Mode & Observed Modal Split by Route.

Intersection & Direction	Total Vehicles	Total Pedestrians	Total Cyclists	Modal Split Ratio
SKA & Cache Eastbound	259	12	24	14%
SKA & Cache Westbound	211	19	18	18%
SKA & Cache Northbound	39	6	5	28%
SKA & Cache Southbound	89	15	11	29%
SKA & Willow Eastbound	219	18	25	20%
SKA & Willow Westbound	103	26	12	37%
SKA & Willow Northbound	21	2	2	19%
SKA & Willow Southbound	115	12	16	24%
SKA & Vine Eastbound	146	17	16	23%
SKA & Vine Westbound	83	26	6	39%
SKA & Vine Southbound	43	2	4	14%
			Average:	**24%**

Resort Guest Alternative Transportation Analysis:

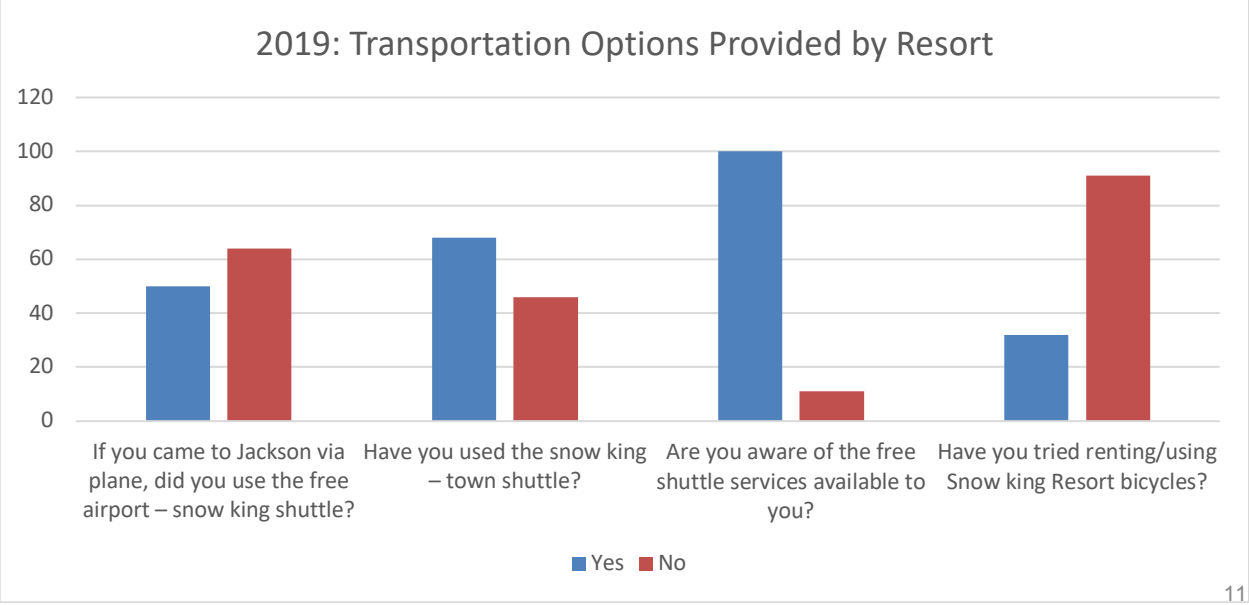
The majority of insight that was gathered into the transportation mode choices made by Guests was through analysis of the Resort Guest Questionnaires. Several of the TMMS strategies are aimed at encouraging Guests to ride the Bus, walk, or bike, through financial incentives as well as convenience. The data in Figure 8 indicates approximately 1/3 of Resort Guests flew into Jackson Airport and rented vehicles for the duration of their stay. However, approximately 30% of Guests that stayed at the Resort came to Jackson with their own vehicles. This provides the basis to assume that approximately 1/3 of Snow King Resort Guests arrived to Jackson via plane, and did not rent their own personal vehicles (Figure 9). This assumption is strongly supported by the figure that roughly 78% of Guests chose, at some point in their visit, to walk to and from downtown Jackson (Figure 8, last question).

Figure 8: Transportation choices made by Guests.



The Resort-furnished transportation options seem to be relatively well known by Guests and experience significant use (Figure 9). Approximately 43% of Guests arriving by plane took advantage of the Snow King Resort Shuttle, and over half of the Guests are regularly using the Resort-Town Square Shuttle. Less than 10% of Guests were unaware of the shuttle services available to them, or at least unaware that they were free/included with their stay at Snow King Resort. Approximately 18% of Guests took advantage of the Resort bike rentals, which is a relatively good achievement based on the age and interest range of Resort Patrons (Figure 9).

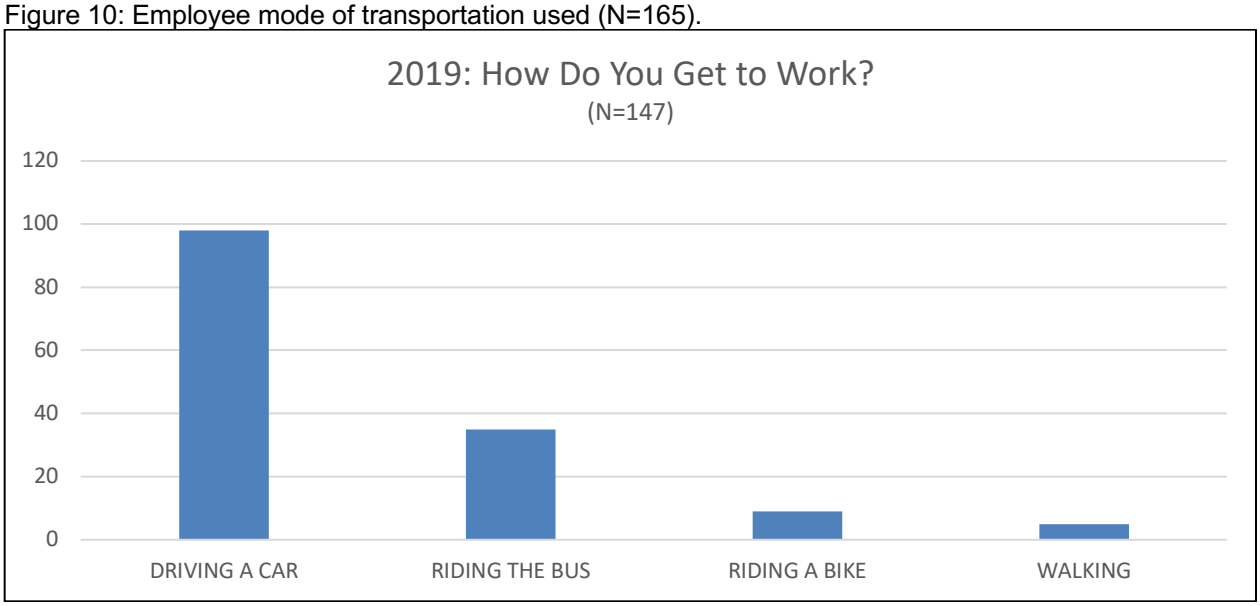
Figure 9: Guest usage of Resort provided transportation options.



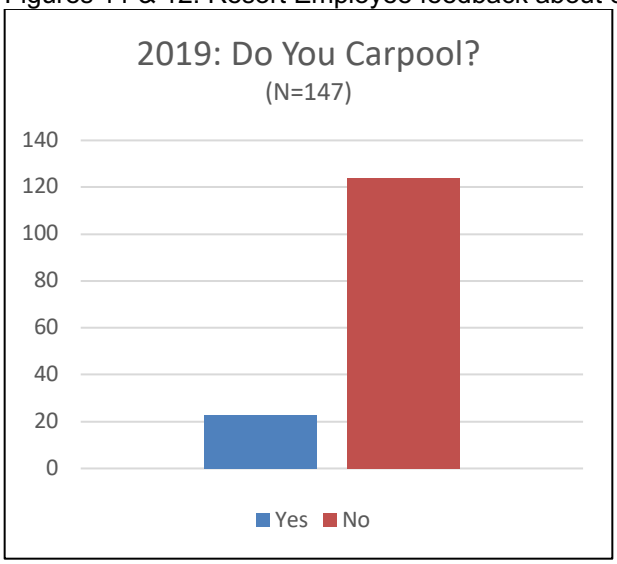
4.2.2 – Resort Employee Alternative Transportation Analysis:

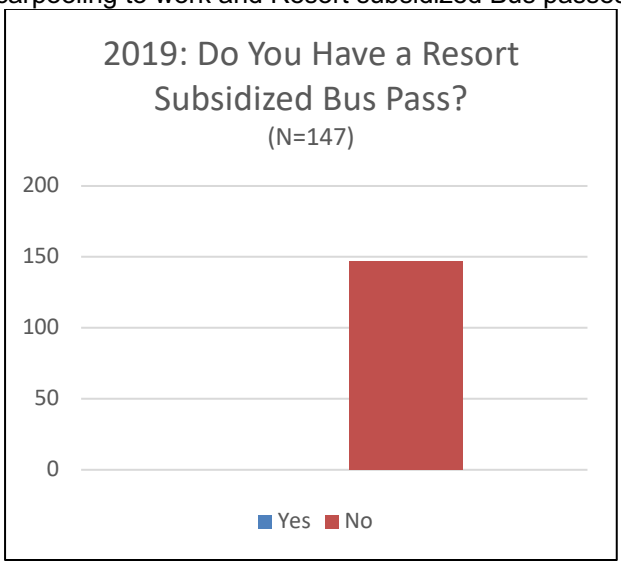
A review of the transportation choices made by Snow King Resort Employees revealed that the vast majority of Employees are either driving in personal vehicles, or riding the STARTBus (Figure 10). While this does not demonstrate an effort to encourage Employees to cycle, or walk to work, the public transportation ridership comprises over 1/3 of Resort Employees using alternative transportation.

Figure 10: Employee mode of transportation used (N=165).



Figures 11 & 12: Resort Employee feedback about carpooling to work and Resort subsidized Bus passes.

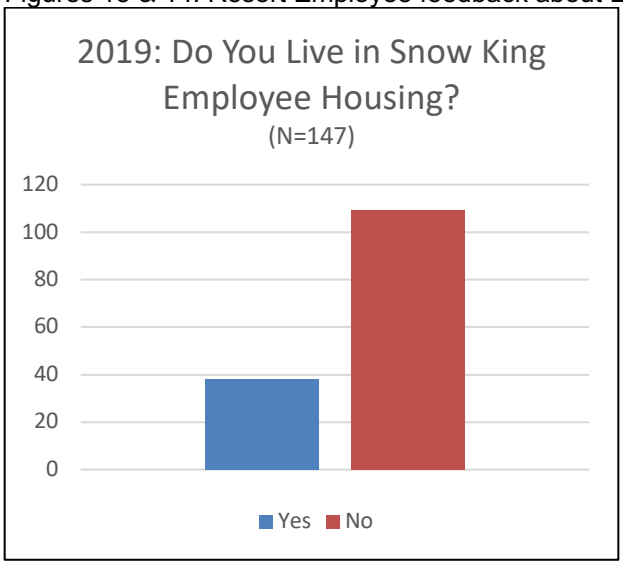


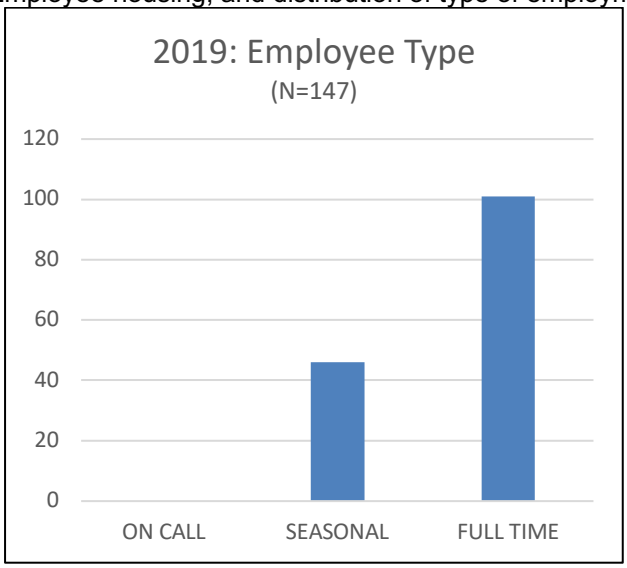


Approximately 28% of the Employees that choose to drive a vehicle to work responded 'Yes' when asked if they regularly carpooled, which significantly adds to the effort to reduce non-single-occupancy vehicles (Figure 11). When asked if the Resort provided discounted rates for STARTBus passes, 100% of Employees responded 'No.' While the majority of Employees likely live in the Town of Jackson, where the STARTBus Town Shuttle is free and therefore doesn't require a paid Bus pass, this leaves in question the benefits offered to Employees that live in Teton Village, Teton Valley, Idaho, or Star Valley/Alpine, Wyoming (Figure 12).

When surveyed about Employee housing, approximately 28% responded that they were offered, and currently live in, Snow King Resort provided Employee housing. This Employee benefit comes in several options- either in rented apartment units in the Town of Jackson, or seasonally leased motel rooms at the Kudar Motel (Figures 13 and 14).

Figures 13 & 14: Resort Employee feedback about Employee housing, and distribution of type of employment.





STARTBus Ridership

The STARTBus program has been serving Snow King Resort since its creation in 1987; however, only since 2015/2016, have START Bus drivers started collecting count information about ridership at the Snow King Resort stop.

One of the prominent conclusions from the 2016 Traffic Study was that the ridership data collection could be improved upon. Unfortunately, the START Bus program was attempting to do so across all of their lines and routes, but reported an issue mid 2019 regarding the data collection. Due to data collection software problems, the Start Director informed us that the current ridership dataset is unavailable.

Parking Impact Analysis

An important part of Snow King Resort's business, and the associated impact on the surrounding residential community, is the usage of both Resort-owned, as well as public parking lots. The aerial drone photography that was collected from 8/22/19 – 8/26/19 demonstrated an average mid-afternoon to early evening usage that can be seen in Table 6. During the typical mid-day times when this data was collected at either 10 AM, or 5 PM, it can be assumed that most Hotel Guests were out doing daytime activities (i.e., visiting National Parks, shopping, etc). The data shows continued medium usage in the Resort adjacent parking lots, with an average of 40% capacity throughout all observed periods. The Arena Lot, and the Overflow Dirt Lot remained largely unused throughout most of the week of observations with averages of 23% and 30%, respectively. The Snow King Ball Park Lot had low-moderate usage, with an average capacity of 26%.

Table 6: Summary of Parking Lot maximum capacity and average observed usage.

Parking Lot #	1	2	3	4	5
Lot Description	**Ball Park Lot**	**Arena Lot**	**Hotel Main Lot**	**Hotel Rear Lot**	**Overflow Dirt Lot**
Total Capacity	86	79	149	71	64
Average % of Max Capacity:	**26%**	**23%**	**40%**	**35%**	**30%**

Transit Systems

The Town of Jackson's public transit system consists of the expanding presence of the START Bus system, a Teton County bu service that originated in 1987 as transportation from Jackson to Teton Village. In recent years the START Bus services have expanded to provide Monday-Friday commuter lines from Star Valley, Wyoming and Teton Valley, Idaho, as well as a free town shuttle consisting of multiple lines running every day from 7:00 AM-8:00 PM.

Snow King Resort was included as a stop as early as the START Bus program's inception in 1987. Other than Teton Village, it is the only other stop in the entire START Bus operation that is on private land (all other stops

are on public roads). Since 1987, the frequency of Bus pickup/drop-off frequency has increased steadily to a current rate of hourly trips to Teton Village, and 30-minute intervals for the free town Shuttle.

Pedestrian and Other Non-Motorized Facilities

Snow King Resort is served by a series of 5-foot wide detached and 6-foot wide attached concrete sidewalks along Snow King Avenue. A short section of wooden boardwalk is located on the north side of Snow King Avenue. A 3-ft. wide sidewalk is located along both sides of South Cache Street from Snow King Avenue to Broadway Avenue. A series of horse trails and hiking trails diverge from the resort and access various parts of Snow King Mountain and the National Forest lands to the south of the Resort. These trails and sidewalks are shown in **Figures C- 9, C-9A, C-98, C-9C, C-10, and C-11.**

The best pedestrian route from the resort to the town square is via Snow King Avenue and Cache St. Most Snow King guests walk the sidewalk on Snow King and Cache streets to access other parts of the downtown. The Jackson Hole Pathway System does not access the Resort at this time; however, designated bike routes connect the pathway system to the resort. Bicyclists use the vehicle travel lanes or parking lanes of Snow King Avenue to travel to and from the Resort. Two popular trails for hiking and biking originate at Phil Baux Park and go up the mountain to connect to the greater Snow King trail system on National Forest Lands.

C.2 Travel Demand Analysis

Travel demand for the Snow King Resort is determined by correlating existing conditions and traffic counts at the resort with future conditions. Additional information developed includes trip generation (based on Resort buildout), estimated modal split, and peak hour calculations.

Trip Generation

Trip generation for Snow King Resort is focused on summer conditions. Trip generation for Resort buildout is calculated from several factors including: total overnight guestrooms (hotel), total condominium units, commercial uses and densities, and number of employees. **Table C-5** lists existing conditions at the time of the original master plan (2000) and proposed conditions, projection rates, and traffic projections for Snow King Avenue east of Willow Street. The Institute of Transportation Engineers (ITE) Trip Generation Manual indicates that typical projection rates for resort hotels vary between 10 and 15 trips per day per lodging unit. Removing the Vine Street traffic counts and the Phibbs Law Office counts from the Snow King Avenue counts (East of Willow) and dividing by the number of lodging units yields an average projection rate of 10.1 trips per day per unit (at full occupancy). According to ITE, hotel condominium units generate between 4 and 18 trips per day per unit with an average rate of 9.5 trips. Teton County has historically used a townhouse trip generation factor of 7.2 trips per unit per day. Dividing the number of condominium units into the number or trips accessing the condominiums yields a trip generation factor of 8.0 trips per day. For these projections a hotel rate of 10.2 and a condominium rate of 8.0 are used. The floor area, guest numbers and conference seats are shown for comparison purposes.

Table C-5

Use Description	Existing (2000)	Proposed	Gen. Rate	Projected Existing ADT	Final ADT
Hotel Rooms	204	654	10.2	2,080	8,752
Condo Units	38	95	8.0	304	1,064
Employee Housing		65	4		260
Alpine Slide (Rides/day)	900	1,350	*		
Restaurant Seats	47	0	*		
Lounge/Bar Seats	50	0	*		
Total				**2,384**	10,076
Floor Area	160,000	730,000			
Total Guests	616	1,844			
Conference Seats	250	1,000			

A - Indicates maximum occupancy accessed from the Resort.
6 = Indicates 204 employees to be housed on-site in 65 - 3 and 4 bedroom units.
* = Indicates projection included in resort (hotel) rate.
ADT = Average Daily Traffic

In general, the trip generation factor of 10.2 yields traffic volumes consistent with the recorded volumes. Minor differences between the recorded and projected ADTs maybe due to several factors including lower hotel occupancy rates, shared uses, and high pedestrian and transit activity.

The projected final ADTs in **Table C-5** reflect a "worst-case" scenario. The Resort may build more condominiums and fewer hotel rooms resulting in lower projected traffic volumes. Also, as shown in **Table C- 2,** changes in room occupancy and alpine slide ridership do not appear to significantly impact traffic volumes. There is a certain amount of "background" traffic along East Snow King Avenue that exists whether the hotel has guests or not. Consequently, the traffic projections in **Table C-5** likely overstate the future traffic volumes.

The traffic volume on Willow Street averages 51% of the volume on Snow King Avenue east of Willow. Assuming no changes to Willow Street (improvements at the MAC campus, installation of one-way pairs, etc.) and no changes in pedestrian, transit, or land uses, the projected traffic volume on Willow Street at Resort buildout is approximately 4,100 ADT. Analysis of **Figures C-2** through **C-7** and on-site observation indicate a significant flow of traffic eastbound on Snow King Avenue and then northbound on Cache and Willow Streets around 8 AM. Between 4 PM and 6 PM there is a similar flow in a southerly direction (on Willow) and a westerly direction (on Snow King).

Modal Split

Lack of data regarding ridership on private bus services, taxis and START at Snow King Resort and incompatible modal counting methodologies make it difficult to accurately determine modal split between automobiles, transit, pedestrians, and bicycles. The available data and conversations with START personnel indicate that Snow King Resort enjoys a high level of transit ridership compared to other areas in Teton County. The best estimate of current transit share is between 1% and 4% of vehicular trips at Snow King Resort. Improvements to summer transit operations (both public and private), emphasis on transportation demand management strategies, improved pedestrian facilities, and the additional of a frequent intra-town shuttle system should increase the transit mode share to 15-20%.

Snow King Resort is favorably located to reduce the percentage of automobile trips and increase percentages of transit and non-motorized trips. Pedestrian and bicycle trips varied from a low of 17% to a high of 40% of all trips on Snow King Avenue between the Resort and Willow Street. A typical modal split for this roadway segment during the summer is 20% ped/bike and 80% motorized. Estimated modal split of non-motorized trips between the Resort and Town Square is 2%-5% of all trips. Improved sidewalk and trail facilities coupled with frequent and convenient transit facilities will increase summer non-motorized mode share to 15% of all trips. At buildout, transit and non-motorized facilities are estimated to account for 35% of all trips for streets immediately adjacent to the Resort and 25% for other segments. **Figure C-14** shows the proposed Transit and Pathways system for the Resort area. **Table C-6** shows the estimated vehicular traffic for adjacent roadways with 25%-35% modal split.

Table C-6

Street Segment	ADT 2000	Projected Trips (No Additional Modal Split	Projected Trips (25%-35% Modal Split)
SKA - East of Willow	2,384	10,076	6,549
SKA - East of Cache	4,672	12,627	9,470
SKA - West of Cache	5,046	13,637	10,228
Willow	1,627	4,091	2864
Cache	2,991	8,083	6062

Peak Hour Forecasts

Peak hour and 30th highest hour is often a more useful measure of a roadway's capacity than ADT. Roadway planning efforts utilize the projected 30th highest hour to determine whether a roadway segment needs improvement. The 30th highest hour is typically between 70% and 80% of the peak hour(s) and reflects a break in the curve below which the majority of the hours in a year fall. Designing for the 30 highest hour provides the best balance between cost and function. The peak hour in Jackson is likely to occur around the July 4th holiday weekend. The 30th highest hour for Jackson would typically represent the highest daily hour in June or August. It is reasonable to assume that the peak hours identified in the traffic counts conducted at Snow King Resort during August 1999 reflect the 30th highest hour.

The peak hour averages 9.1% of the 24-hour total for the streets in the study area. The directional flow split at peak hour can be as great as 65/35. This directional split occurs during the AM and PM peaks when people are going to or from work. The projected peak hour counts for the study area are shown in **Table C-7.** These peak hours are based on the 25%-35% modal split projections listed in Table C-6.

Table C-7

Street Segment	Current Peak-Hour Traffic Per Lane	Projected Peak-Hour Traffic Per Lane
SKA - East of Willow	141	387
SKA- East of Cache	276	560
SKA - West of Cache	298	605
Willow	96	169
Cache	177	359

C.3 Level of Service

Street and Intersection Level of Service (LOS)
This analysis utilizes the *Highway Capacity Manual* prepared by the Transportation Research Board for two- way and four-way, stop-controlled, non-signalized intersections. Steps required to determine intersect ion capacity include:

- Define existing geometry and traffic conditions for the intersection.
- Determine the conflicting traffic through which each minor road movement and major road left turn movement must cross.
- Determine the size of the gap in the conflicting traffic stream needed by vehicles in each movement crossing a conflicting traffic stream.
- Determine the capacity of the gaps in the major road traffic stream to accommodate each of the subject movements that will use these gaps.
- Adjust the calculated capacities to account for impedance and the use of shared lanes.
- Estimate the average total delay for each of the subject movements and determine the level of service for each movement and for the intersection.

Specific information required for the calculations include:

- Volumes by movement for the hour of interest.
- Vehicle classification for the hour of interest.
- Peak Hour Factor.
- Number of lanes for minor and major streets.
- Grade of all approaches.
- Other geometric features of interest.

The methodology outlined in the *Highway Capacity Manual* utilizes gap acceptance modeling to determine the interaction of minor street and major street drivers. This modeling technique assumes that Two-way, Stop-Controlled intersections (TWSC) give no positive indication or control to the driver on the minor road as to when it is safe to leave the stop line and enter the major traffic stream. This modeling is based on three elements: the size and availability of gaps, the value of these gaps, and the relative priority of the various traffic streams.

The level of service criteria is given in **Table C-8.** Total delay is defined as the total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular minor movement is a function of the service rate or capacity of the approach and the degree of saturation.

Table C-8

Level of Service	Average Total Delay (seconds/vehicle)
A	<5
B	> 5 and <10
C	>10 and <20
D	> 20 and< 30
E	> 30 and< 45
F	> 45

The *Highway Capacity Manual* does not include a methodology for determining level of service *for* urban streets that are stop-controlled rather than signalized. Extrapolating from the methodologies for arterial streets, it appears that all streets in the vicinity of Snow King Resort are functioning at a level of service of NB. During peak hour congestion, the intersections at Willow - Snow King Avenue (for the Willow Street southbound leg) and Cache - Snow King Avenue degrade briefly to LOS C. The conditions on Cache Street will be influenced more by land use decisions for the downtown core than by the Snow King Resort.

Estimates of level of service for this street and Snow King Avenue to the west of Cache are based on the traffic projections in the Jackson Hole Transportation Plan. At Resort build-out, Snow King Avenue west of Cache will reach LOS *CID* for several hours during the day and the intersection at Cache will also function at LOS D during peak hours. The intersection at Willow will reach LOS D at peak hour. Presumably, the Willow - Snow King Avenue intersection will be converted from two-way stop-controlled intersection to four-way stop controlled intersection - improving the level of service to 8/C.

Sidewalk/Pathway Level of Service
Methodologies for determining LOS for sidewalks and pathways are poorly developed at this time. Until the fall of 2000, lack of sidewalks along Snow King Avenue and Willow Streets forced pedestrians *to* share the roadway with automobiles, buses, and trucks - for a LOS of D-F. The addition of sidewalks to these streets has raised the pedestrian LOS to A/8. (See **Figures 9, 9A, 98, and 10)**

C.4 Transportation Demand Management Program.

Transportation Demand Management Strategies
The purpose of a Transportation Demand Management program is to establish strategies that influence travel mode choice and minimize the use of single-occupant automobiles. These strategies are typically a combination of incentives (to transit and non-motorized modes) and disincentives (to single-occupancy automobiles). These TOM strategies are often financially based but can also utilize other management techniques such as marketing and housing. The primary goals are to reduce traffic congestion by reducing vehicular trips, reduce air pollution, and increase mode choice. Snow King Resort has already adopted some of these strategies, in particular the Resort provides free shuttle service for its guests to the airport, Teton Village, and downtown. The following list outlines some of the strategies necessary to influence mode choice and reduce automobile trips.

- Provide free or reduced-rate bus passes to all employees.
- Provide free or reduced-level bus/bike passes to guests and inform guests of the availability of transit and non-motorized modes prior to arrival.
- Continue (and increase frequency of) shuttle to Teton Village and Airport to encourage guests to use transit rather than renting automobiles.
- Provide employee ride-share incentives. Provide free parking for multi-occupancy vehicles and paid parking for single-occupancy vehicles.
- Continue to have groups as a large percentage of the lodging business.
- Construct the majority of development in a dense pattern near the shared parking area.
- Support and participate in community wide mass transportation invitations.
- Promote alternative travel modes through advertising and marketing.
- Provide "town" bikes at a nominal rate for guests.
- Coordinate with Town to provide a frequent and convenient Town Square - MAC Campus - Snow King shuttle system.
- Coordinate with the Town to provide improved sidewalk and pathway systems along Willow, King, and Cache.
- Provide information and reservation services and staging areas for float trips, snowmobile operators, and other tour operations.
- Develop parking district with combination of free and fee parking.
- Provide on-site and nearby employee housing.
- Require off-site parking for employees.
- Provide START Bikes and promote alternative modes of travel for employee and guests

A combination of five or more of the above strategies are required to ensure the the modal-split assumptions listed in **Table C-6** are to be realized.

Another strategy to reduce vehicle trips in the downtown (although not necessarily along Snow King Avenue) is to provide additional parking at the Resort to be used for downtown employee parking. In combination with a convenient in-town shuttle system, capturing employees at Snow King will help reduce traffic along West Broadway, Pearl Avenue, and Cache Street. Employees will be less likely to use their vehicles during the day for errands and more likely to walk or use the shuttle. An employee parking lot at the Resort is likely to generate only two trips per day per parking space (incoming and outgoing) rather than the more typical six to

ten trips per day.

Travel Demand Management Monitoring system

A TDM monitoring program helps insure that the TDM program meets the goals of reducing single-occupancy vehicle trips and increasing the use of alternative travel modes. The following items should be considered as part of the monitoring program:

- Prior to issuance of a building permit for the first approved Final Development Plan, conduct baseline traffic counts for all modes.
- Every three years, conduct 24-hour traffic counts, pedestrian counts, bicycle counts, parking counts, and transit counts. These counts shall begin two years following completion of the first Final Development Plan project.
- Conduct guest and employee surveys to determine mode choice, success of alternative traffic modes, and satisfaction with transportation options.
- Conduct parking surveys to determine parking utilization by employees, guests, locals, and other visitors.
- Conduct parking counts for all surface parking lots over 10 spaces as part of the required transporting monitoring.
- Correlate hotel occupancy with traffic counts and available transportation options.
- Survey transit providers (public and private) to determine utilization during peak travel periods. Maintain a database of transit ridership.
- Snow King will participate in any Town of Jackson TDM programs for the entire base area including surrounding property owners and users as requested in the future.
- Ensure a minimum of at least 5 TDM Strategies are implemented at all times.
- In the event that all businesses in the Town of Jackson are required to fund the START Bus in the future, the Snow King Resort district will follow the same obligations as other businesses.
- Prior to development of sub-area 2, the parking lots in this area are to be available for public day use. The Town of Jackson may require these lots to be paved and stormwater infrastructure addressed (temporary and/or permanent) when deemed necessary by the Town. Both parking capacity and stormwater requirements shall be reviewed as part of the required TDM reporting every 3 years and/or as part of other permit review including but not limited to Conditional Use Permits. Parking capacity will be triggered for consideration when peak parking occupancy reaches 80% for the lots located in subarea #2 and in those lots adjacent to the recreational amenities in subarea #1. Stormwater consideration will be determined by the Town Engineer based upon increased impact to the Town right of way and infrastructure and other associated factors.

The primary gauge of the effectiveness of the TDM program will be whether or not there is a relative reduction in the peak hour traffic counts. The goal of the TDM program is to reduce the projected build out trips by 25%- 35%. Other measures of effectiveness will include the number of transit riders vs. hotel occupancy and/or traffic counts, parking counts vs. hotel occupancy, and ped/bike volumes vs. traffic counts.

C.5 Recommendations and Proposed System Improvements

Snow King Resort will participate with the Town in developing the most effective transportation network for the Snow King area and the downtown. The Resort looks forward helping formulate the best routes between the Resort and the MAC/Town Square area as well as determining an equitable cost-sharing arrangement for transit, streets, and sidewalks.

C.6 Phasing Plan

Snow King Resort anticipates coordinating sidewalk and street improvements with the Jackson Transportation Improvement Projects (JTIP). The final sidewalk and landscaping along the south side of Snow King Avenue will be constructed with the parking and plaza facilities. Depending on funding for Jackson sidewalks in the Capital Improvement Fund, intersection improvements at Willow Street will be constructed prior to major reconstruction at the Resort. Sidewalk improvements to South Cache Street, South King Street, and South Willow Street will also depend on the Jackson Capital Improvement Fund. Snow King Resort anticipates cost-sharing some of the improvements at Willow-Snow King intersection.

Actual timing of improvements will be influenced by the results of the Transportation Demand Management Monitoring Program. However, it must be recognized that the success of both the pedestrian and transit

systems are interrelated. It is unlikely that shuttle and transit ridership will increase without improvement to pedestrian and bicycle facilities. People are more willing to walk if they have the option to ride (on a shuttle) some of their route. Studies indicate that most people are unwilling to leave their vehicles and walk or use transit unless these facilities are convenient, safe, go to the desired destinations (Town Square, Teton Village, Airport, etc.), and function (in the case of transit) in a timely manner. Town land use patterns and the Town Parking Masterplan also influence the transit program. Aggressive efforts to minimize employee parking in the downtown core will only succeed with convenient satellite parking (including Snow King Resort), safe and well-maintained sidewalks, and efficient transit facilities.

The most recent Transportation Demand Management Report completed in 2019 is included at the end of this Master Plan.

Snow King Resort Master Plan - C. Parking Elements

P.1 Parking Summary

Snow King Resort's parking plan provides a surplus of daytime and evening parking for both summer and winter. During both seasons, a larger parking surplus is available during the day. The Town of Jackson and/or Teton Village could use these extra spaces for downtown employee parking or a transit hub parking area. There will be 1,783 summer spaces and 1,643 winter spaces. Of these spaces, 1,415 summer spaces and 1,275 winter spaces will be available for shared parking. The peak shared parking demand on Snow King facilities will be 947 in the summer and 720 in the winter. The smallest surplus of spaces in the summer and winter evenings is 468 and 555 respectively. A significantly larger surplus exists during the daytime. **Table P-1** shows the estimated proposed parking at Resort build-out.

SKRMA shall continue to engage in discussions with the Town and property owners in Sub-Area #2 on a shared parking arrangement between Sub-Area #2 and the Town's Phil Baux park property. Unless otherwise agreed, SKRMA must enter into a shared parking agreement with the Town of Jackson by December 31, 2020 so long as both parties are continuing to negotiate in good faith. The shared parking agreement shall include, at least but not limited to, provisions regarding construction and maintenance of the shared parking areas, snow removal from said areas and storm water system installation and maintenance.

AREAS AVAILABLE FOR SHARED PARKING	Summer Number of Spaces	Winter Number of Spaces
New Hotel and Condominium Wings - Underground	240	240
- Surface	215	150
KM6 Area - Underground	640	640
KM6 Area (Add. Alternate) - Underground	105	105
Ice Rink & Ballfield - Surface	169	140
Periphery Buildings - Surface	46	0
Shared Parking Subtotal:	1415	1275
AREAS NOT AVAILABLE FOR SHARED PARKING		
Periphery Buildings - Underground	88	88
- Covered	40	40
Love Ridge - Underground	106	106
- Covered	5	5
Existing Condominiums	126	126
Maintenance Building	3	3
Non-shared Parking Subtotal:	368	368
Total Proposed Parking Available:	1783	1643

Summary of Proposed Parking to be Provided
Table P-1

Summary of Proposed Parking to be Provided
Table P-1

Using the Town of Jackson parking ratios as a guide, the Urban Land institute's shared parking model was used to generate the hourly parking demand for weekdays and weekends during the summer and winter seasons. **Tables P-2** & **P-3** summarize the hourly and peak hour parking demands generated by the shared parking model. Additionally, these tables indicate the peak parking demand occurs on weekday evenings. Summer parking demands are higher than winter. According to the shared parking model, a parking surplus exists both summer and winter. These surplus spaces will be available for other shared uses. Due to improved *efficiency,* the proposed shared parking will provide an adequate number *of* parking spaces while reducing the amount of land dedicated to parking.

Summer Weekday

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	569	156	725
7:00 AM	551	156	707
8:00 AM	545	156	701
9:00AM	550	140	691
10:00 AM	530	125	655
11:00 AM	523	125	648
12:00 PM	568	125	693
1:00 PM	566	125	691
2:00 PM	556	125	681
3:00 PM	503	140	644
4:00 PM	557	140	698
5:00 PM	642	140	782
6:00 PM	763	140	904
7:00 PM	807	125	932
8:00 PM	837	109	947
9:00 PM	810	109	920
10:00 PM	764	140	904
11:00 PM	630	156	786
12:00 AM	590	156	746

[a] Max Shared Parking Space Demand = 947

[a,b] Shared Parking Space Supply = 1415

[c] Parking Surplus at Peak Hour = 468

Summer Weekend

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	567	156	723
7:00 AM	448	156	604
8:00 AM	483	156	639
9:00 AM	474	140	615
10:00 AM	441	125	565
11:00 AM	439	125	564
12:00 PM	508	125	633
1:00 PM	553	125	678
2:00 PM	563	125	688
3:00 PM	545	140	686
4:00 PM	563	140	703
5:00 PM	615	140	756
6:00 PM	710	140	850
7:00 PM	782	125	906
8:00 PM	799	109	908
9:00 PM	776	109	886
10:00 PM	752	140	892
11:00 PM	656	156	812
12:00 AM	629	156	785

[a] Max Shared Parking Space Demand = 908

[a, b] Shared Parking Space Supply = 1415

[c] Parking Surplus at Peak Hour = 507

[a] Does not include condominium parking because of its low ability to function as shared parking

[b] Shared parking supply from table P-1

[c] Represents minimum parking surplus

Summer Shared Parking Summary
Table P-2

Winter Weekday

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	371	156	527
7:00 AM	390	156	546
8:00 AM	403	156	559
9:00 AM	386	140	526
10:00 AM	339	125	464
11:00 AM	334	125	459
12:00 PM	396	125	520
1:00 PM	408	125	532
2:00 PM	360	125	484
3:00 PM	318	140	458
4:00 PM	387	140	527
5:00 PM	463	140	603
6:00 PM	575	125	700
7:00 PM	595	125	720
8:00 PM	595	109	704
9:00 PM	548	109	657
10:00 PM	484	140	624
11:00 PM	401	156	557
12:00 **AM**	372	156	528

[a] Max Shared Parking Space Demand = 720

[a, b,d] Shared Parking Space Supply = 1275 Parking Surplus at Peak Hour = 555

Winter Weekend

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00AM	344	156	500
7:00 **AM**	372	156	528
8:00 AM	385	156	**541**
9:00 **AM**	376	140	517
10:00 AM	330	125	**455**
11:00 AM	301	125	426
12:00 PM	406	125	531
1:00 PM	414	125	538
2:00 PM	391	125	516
3:00 PM	347	140	**488**
4:00 PM	385	140	526
5:00 PM	447	140	587
6:00 PM	551	140	692
7:00 PM	559	125	683
8:00 PM	579	109	688
9:00 PM	538	109	647
10:00 PM	503	140	644
11:00 PM	449	156	605
12:00 **AM**	426	156	582

[a] Max Shared Parking Space Demand = 692

[a, b,d] Shared Parking Space Supply = 1275

Parking Surplus at Peak Hour = 583

[a] Does not include condominium parking because of its low ability to function as shared parking

[b] Shared parking supply from table P-1

[c] Represents minimum parking surplus

[d] 82 summer spaces deducted from available parking supply

Winter Shared Parking Summary

Table P-3

P.2 Shared Parking Design Process:

A shared parking model, developed by The Urban Land Institute (ULI), was used to determine the parking requirement for Snow King. Snow King is well suited for a shared parking model because of its multiple land uses with varied peak parking times. The proposed large, centralized parking facility also improves the efficiency of shared parking by creating a large number of spaces with high turnover. This will enable the motorist to find parking with minimal effort.

The shared parking model tracks the required parking for various land uses in order to optimize the number of spaces. Shared parking reduces the amount of parking required compared to the standard computational methods which determine parking based on isolated single land use. Shared parking can improve the accuracy of the parking estimates and improve the efficiency of parking facilities. The ULI shared parking model follows four distinct steps as shown in **Figure P-4.** A more detailed illustration of the shared parking methodology is shown in **Figure P-5.** The first step evaluates the existing and proposed land uses. Each use will have its own set of parking requirements that will affect the amount of parking.

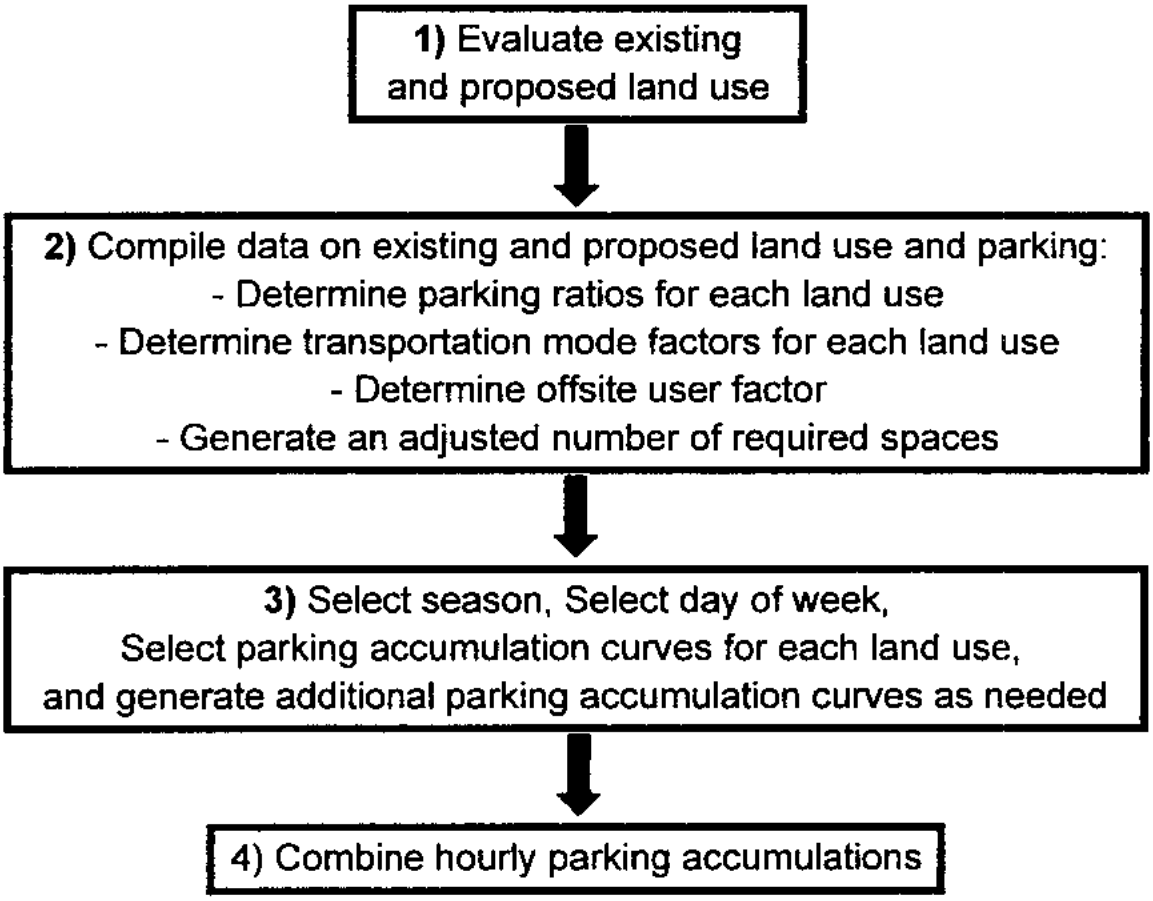
The second step involves compiling data on the land uses and parking. During this step, parking ratios are determined **(Table P-6,** Column D) for each land use using the Town of Jackson standards as a guide. These ratios are then applied to the size or number of units **(Table P-6,** Column A) proposed for each use resulting in the required number of parking spaces **(Table P-6,** Columns E and K). Although this parking space number represents the minimum number of spaces required by the town, in effect, this number will represent the maximum. This is because a combined use parking lot allows multiple uses during a single trip which, in turn, allows the parking lot to function more efficiently.

To more accurately predict the parking demand, the model needs to be adjusted to compensate for factors such as multiple use and businesses that are compatible with non-automobile use. This adjustment is made by using two factors, a "transportation mode factor" (TMF) and an "offsite user factor" (OUF). The TMF **(Table P-6,** Columns H & **N)** adjusts the required number of spaces to compensate for land uses that are compatible with non-auto use. The OUF **(Table P-6,** Columns I & 0) adjusts the required number of parking spaces for combined uses within the area and prevents an automobile from being counted more than once for visits involving more than one land use. These factors are included in the calculations on **Table P-6,** which is discussed in **Appendix B,** and applied to the "Number of Spaces Required (Unadjusted)" already discussed. It is important to note that the "Adjusted Number of Spaces Required" **(Table P-6,** Columns J & P) does not yet represent any shared parking for varied hourly peaks. Thus, the "adjusted number of spaces required" is the parking required after adjusting for the mode of transportation used and if guests use more than one facility. The "adjusted number of spaces required" represents the peak parking which is a single value that cannot vary.

The third step requires the determination of parking accumulation curves for each land use, which are shown and discussed in Appendix A. These curves are a function of how busy a given facility is each hour. The values for the curves indicate parking needs during the day and when a facility needs the most parking. With these curves, it is possible to see how a land use impacts the parking demand at each hour throughout the day. These curves can be used to represent seasonal use, daily use, or monthly use. In this study, weekday versus weekend use and summer versus winter use were examined. For convenience, summer and winter parking accumulation curve data has been compiled in **Table P-7.** The goal of using these curves is to maximize parking efficiency by locating a decline in parking by one land use and allowing the resulting excess parking to be utilized by a different use.

The fourth step uses static peak parking requirements from **Table P-6** with parking accumulation percentages from **Table P-7** to produce the adjusted shared peak parking for summer and winter shown in **Table P-8** and **Table P-9** respectively. These values are the parking spaces required for each land use at each hour of the day. In this fourth step, every hour is examined to determine how many cars will need to be parked for each use based on the parking accumulation curves. Tracking the variation of parking peaks as seen in the accumulation curves, allows for improved parking efficiency by allowing shared use. By generating parking demands for each hour of the day, the peak parking hour and demand are identified. A chart of the shared parking demands is provided with **Graphs 1, 2, 3,** & **4.** These charts indicate how shared parking can utilize the peaks and valleys in hourly demand to improve parking efficiency.

When the four steps of the design process are complete comparisons can be made between the proposed parking and the required parking. **Table P-10** summarizes the required at various steps along the design process. The number of the spaces required with and without credit for the TMF and OUF is included in this table as well as the parking requirement with shared parking. These comparisons are made for both the town and the composite parking requirements during the summer and winter season. The required amount of shared parking shows a significant reduction from the unadjusted numbers. The composite requirement, which is slightly higher than the town requirement, would require a maximum of 2,989 winter spaces if numbers were based on separate individual land use. After modeling the hourly shared parking demands, it was calculated that 947 parking spaces would be required for the summer weekday shared parking peak demand. Peak shared parking demands and the corresponding surplus of spaces are shown on **Tables P-2 and P-3.**



Shared Parking Design Process
Figure P-4

Benefits of Shared Parking Discussion

Determining the proper amount of parking for new development requires balancing the needs of the business, the needs of the community, and the community parking standards. Businesses, of course, do not want to "under-park". Under-parking frustrates customers, hurts business, and limits the flexibility of a development. Under-parking can also negatively impact surrounding residential areas because of "spill-over" during peak times. Over-parking generates other problems:

- Not counting land costs, surface parking costs the developer from $2,500 to $5,000 per space to construct.
- Structured parking can cost between $10,000 and $25,000 per space.
- Land used for parking is unavailable for other activities - including open space.
- Parking lots generate storm water runoff that is laced with pollutants such as oil, radiator coolant, and asbestos from brake linings. The cost to the developer and the community to collect and dispose of this pollution is high. Oil separator storm water units can cost between $5,000 and $50,000 depending on the volume of runoff.
- Over-parking encourages automobile use and discourages alternative transportation means such as transit, walking, and bicycling. This automobile use generates additional air pollution.
- Unnecessarily large parking areas are unfriendly, intimidating, and alienating. Pedestrians are forced to maneuver between destinations unless the lots include designated pedestrian facilities.

Blind adherence to national parking standards tends to encourage over-parking. A number of communities in the United States have begun revising their standards and the trend is toward reducing total parking spaces and developing alternative transportation. For example, metropolitan Portland and the State of Oregon are instituting new standards after determining that over-parking results in less efficient land usage and lower floor to area ratios. They have found that in areas where transit is provided and other non-auto modes are convenient, less parking can be provided and yet accessibility and mobility remain high - even for auto traffic. Shared parking helps reduce total parking demand. The key to shared parking is good transit, good pedestrian facilities, and different peak hours between adjacent uses. Minimizing impacts to surrounding neighborhoods can be challenging. Many communities form neighborhood parking districts in which stickers are required to park along residential streets. Successfully protecting adjacent neighborhoods requires increased parking enforcement as well as implementing the items necessary for a successful shared parking system.

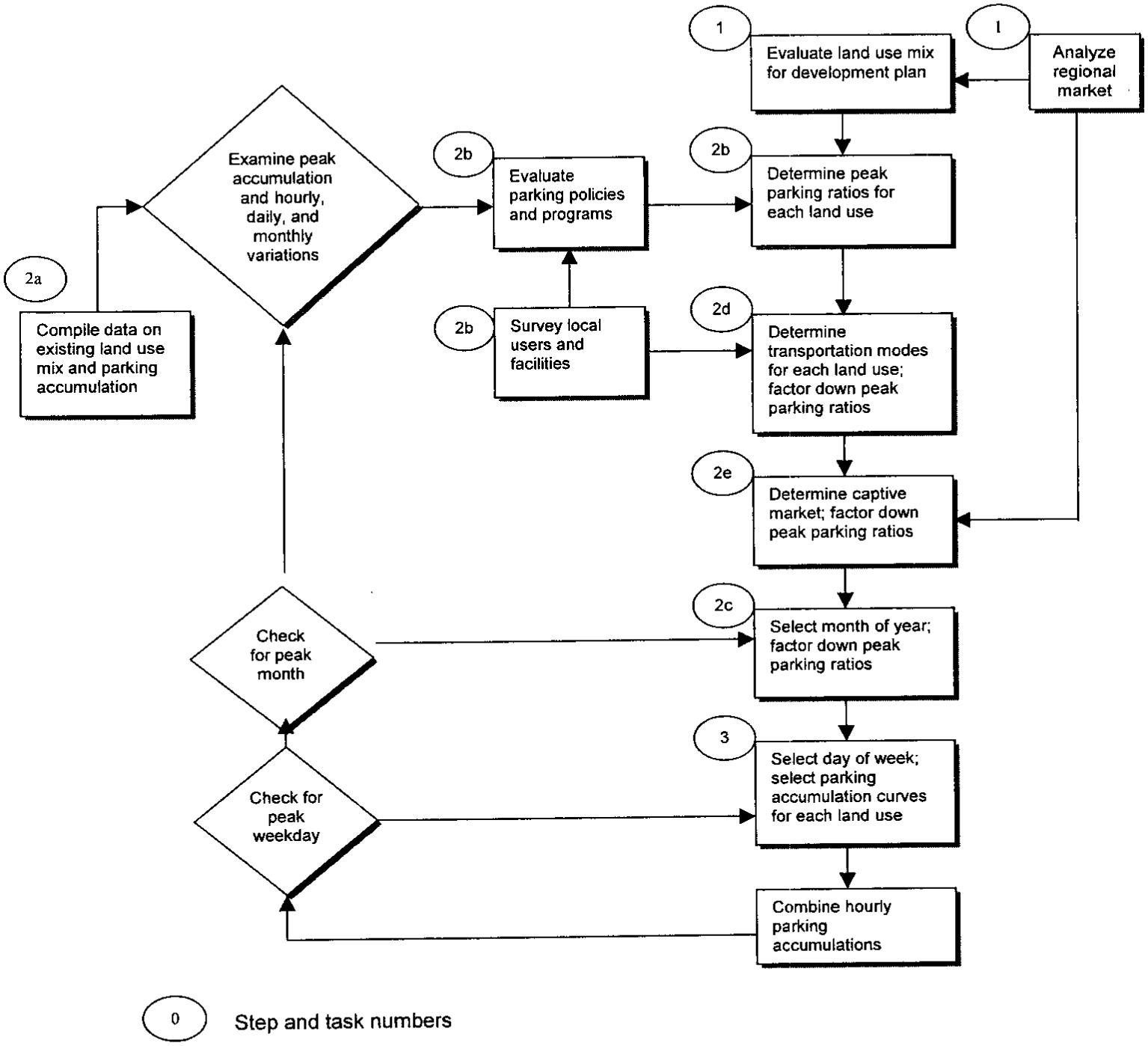
Fregonese Calthorpe Associates, regional and urban planning specialists, recently completed a report for the Town of Jackson titled, "Redevelopment Opportunities & Parking Analysis". This report proposes several changes to the Town of Jackson Parking Code and recommends, among other things, reducing the minimum parking requirements for commercial/office and lodging units. Shared parking allows for a net reduction in parking area while still providing adequate parking. **Table P-2** shows the Resort has the ability to provide 1415 shared spaces for a net surplus of 468 shared parking spaces during the peak hour of parking demand. This surplus represents one floor of the proposed structured parking lot in the KM6 area. As mentioned in Section C.4, providing additional parking at Snow King Resort to be used for downtown employee parking may be desirable for the community. In addition, this surplus parking could be used in the winter to provide an in-town transit parking lot for skiers heading to the Jackson Hole Mountain Resort in Teton Village. Snow King Resort looks forward to working with the Town of Jackson to develop effective transportation and parking solutions for the Resort and the community.

Snow King Resort Master Plan - Parking Elements

Appendix A
Parking Accumulation Curves

Parking accumulation represents the percent of peak parking utilized and is a function of how busy a land use is. Parking accumulation curves are based on those available in the ULI Shared Parking handbook. Some curves were modified to more accurately reflect the Jackson community by considering factors such as the hours of operation and pattern of use. Parking accumulation curves were created for the conference facilities, entertainment activities, ski area, health club, and resort staffing since no values for these activities were available in the Urban Land Institute literature.

Hotel:
Parking accumulation for hotel guests is based on the Urban Land Institute parking accumulation curves. These curves represent the scenario that parking accumulation increases as guest's check-in causing a peak in parking after guests have checked-in that remains high during the night until the morning when the accumulation drops due to guests leaving during the day. The summer parking accumulation was taken directly from ULI information. Based on past experience, the winter accumulation represents approximately 75% of the summer figures.



Shared Parking Methodology
(Source: Shared Parking, Urban Land Institute)
Figure P-5

	Units or SF (A)	Required Town of Jackson Parking Ratio per unit (B)	Urban Land Institute Parking Ratio per unit (C)	Proposed Composite Parking Ratio per unit (D)	Summer: Max. Parking Spaces Required (Unadjusted) (E)	Summer: Parking Demand Elligible for Sharing (F)	Summer: Parking Demand Not Elligible for Sharing (G)	Summer: Transport. Mode Factor [a] (H)	Summer: Offsite User Factor [b] (I)	Summer: Adjusted Number of Spaces Required (J)	Winter: Max. Parking Spaces Required (Unadjusted) (K)	Winter: Parking Demand Elligible for Sharing (L)	Winter: Parking Demand Not Elligible for Sharing (M)	Winter: Transport. Mode Factor [a] (N)	Winter: Offsite User Factor [b] (O)	Winter: Adjusted Number of Spaces Required (P)
Condominiums:																
Existing / Approved [f]	103	1.5	2.5	2.0	206	0	206				206	0	206			
Love (3 bedroom) [f]	53	1.5	2.5	2.0	106	0	106	0.80	1.00	0	106	0	106	0.80	1.00	0
Hotel Guest Rooms																
Existing	204	0.75	1.25	1.00	204	204	0	0.60	1.00	122	204	204	0	0.50	1.00	102
New	714	0.75	1.25	1.00	714	714	0	0.60	1.00	428	714	714	0	0.50	1.00	357
Subtotal Guest Units:	1074															
Conference (SF) (1/150)	76000	0.00667	0.5 [d]	0.00667	507	507	0	1.00	0.50	253	507	507	0	1.00	0.50	253
Theaters (Seats)	460	0.33	0.30	0.33	152	152	0	0.95	0.90	130	152	152	0	1.00	0.90	137
Resort Amenities:																
Miniature Golf (holes)	18	n/a	n/a	n/a	13	13	0	1.00	0.70	9	0	0	0	n/a	n/a	0
Horseback Rides (Horses)	20	0.25	n/a	0.25	5	5	0	1.00	0.80	4	0	0	0	n/a	n/a	0
Alpine Slide (person/hr)	143	n/a	n/a	0.33	47	47	0	1.00	0.70	33	0	0	0	n/a	n/a	0
Restaurant (Seats)	850	0.33	10 [e]	0.33	281	281	0	0.90	0.20	50	281	281	0	1.00	0.20	56
Lounge/Bar (Seats)	250	0.5	10 [e]	0.5	125	125	0	0.90	0.40	45	125	125	0	1.00	0.40	50
Commercial (SF) (1/250)	67200	0.002	4 [e]	0.004	269	269	0	0.90	0.50	121	269	269	0	1.00	0.50	134
Health Club		n/a [h]	n/a	100	100	100	0	1.00	0.90	90	100	100	0	1.00	0.90	90
Employees (1.0/#rooms)	1074	n/a	n/a													
With Housing on Site [c]	204	1.0	1.0	1.0	204	156	48	1.00	1.00	156	196	148	48	1.00	1.00	156
Snow King Ski Area		n/a [g]	n/a	130	0	0	0	1.00	1.00		130	130	0	1.00	1.00	130
TOTALS:		n/a [i]	n/a [i]	n/a [i]	2932	2572	360	n/a	n/a	1442	2989	2629	360	n/a	n/a	1465

[a] Transportation Mode Factor = % of people driving
[b] Offsite User Factor = % of users from offsite (not staying at the resort)
[c] During winter 8 dedicated employee spaces will not be available
[d] Refers to parking spaces per seat/person
[e] Parking spaces per 1,000 sf
[f] Parking ratio represents 2 units, assuming condos can be split into 2 separate rental units
[g] Ski area parking ratio is broken down between employees, hotel rooms, and skiers
[h] Health club parking ratio is based on workout machines, saunas, and square footage of other area
[i] See Table P-10 for parking totals using different parking ratios

Snow King Resort - Required Parking Spaces
Table P-6

Summer - Weekend & Weekday

SUMMER	WEEKDAY											WEEKEND										
	Hotel	Conference & Meeting	Theater	Ski Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Offsite Housing	Employees Onsite Housing	Hotel	Conference & Meeting	Theater	Ski Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Offsite Housing	Employees Onsite Housing
6:00 AM	100%	0%	0%	0%	0%	0%	0%	20%	0%	30%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	25%	100%
7:00 AM	87%	0%	0%	0%	0%	50%	5%	20%	20%	45%	100%	70%	0%	0%	0%	0%	50%	5%	10%	3%	30%	100%
8:00 AM	66%	25%	0%	0%	0%	85%	16%	20%	60%	70%	100%	60%	15%	0%	0%	0%	85%	16%	15%	10%	60%	100%
9:00 AM	55%	45%	0%	0%	10%	80%	32%	15%	92%	85%	90%	50%	25%	0%	0%	15%	80%	32%	15%	12%	70%	90%
10:00 AM	45%	60%	0%	0%	60%	35%	50%	10%	100%	100%	80%	40%	30%	0%	0%	80%	35%	50%	15%	16%	70%	80%
11:00 AM	35%	70%	0%	0%	60%	20%	65%	20%	98%	100%	80%	35%	35%	0%	0%	100%	20%	65%	15%	18%	70%	80%
12:00 PM	30%	80%	0%	0%	70%	55%	73%	30%	88%	100%	80%	30%	40%	30%	0%	95%	55%	73%	20%	18%	70%	80%
1:00 PM	30%	80%	0%	0%	50%	60%	75%	30%	91%	100%	80%	30%	40%	70%	0%	65%	60%	75%	20%	13%	70%	80%
2:00 PM	35%	70%	0%	0%	70%	50%	73%	20%	97%	100%	80%	35%	35%	70%	0%	90%	50%	73%	15%	10%	70%	80%
3:00 PM	35%	50%	10%	0%	90%	30%	72%	15%	93%	100%	90%	40%	25%	70%	0%	100%	30%	72%	10%	8%	70%	90%
4:00 PM	45%	30%	58%	0%	80%	20%	66%	25%	74%	85%	90%	50%	15%	70%	0%	100%	20%	66%	15%	6%	70%	90%
5:00 PM	60%	30%	58%	0%	60%	25%	60%	40%	48%	85%	90%	60%	15%	70%	0%	80%	25%	60%	25%	3%	70%	90%
6:00 PM	70%	40%	67%	0%	50%	50%	61%	50%	25%	85%	90%	70%	20%	80%	0%	65%	50%	61%	20%	2%	70%	90%
7:00 PM	75%	40%	73%	0%	50%	50%	68%	50%	8%	70%	80%	80%	20%	90%	0%	65%	50%	68%	15%	0%	60%	80%
8:00 PM	90%	30%	83%	0%	0%	50%	65%	35%	5%	60%	70%	90%	15%	100%	0%	0%	50%	65%	10%	0%	45%	70%
9:00 PM	95%	30%	83%	0%	0%	35%	43%	20%	3%	30%	70%	95%	15%	100%	0%	0%	35%	43%	0%	0%	15%	70%
10:00 PM	100%	20%	83%	0%	0%	20%	22%	10%	1%	30%	90%	100%	10%	100%	0%	0%	20%	22%	0%	0%	15%	90%
11:00 PM	100%	0%	50%	0%	0%	15%	0%	0%	0%	15%	100%	100%	0%	70%	0%	0%	15%	0%	0%	0%	10%	100%
12:00 AM	100%	0%	30%	0%	0%	0%	0%	0%	0%	15%	100%	100%	0%	60%	0%	0%	0%	0%	0%	0%	10%	100%

Winter - Weekend & Weekday

WINTER	WEEKDAY											WEEKEND										
	Hotel	Conference & Meeting	Theater	Ski Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Offsite Housing	Employees Onsite Housing	Hotel	Conference & Meeting	Theater	Ski Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Offsite Housing	Employees Onsite Housing
6:00 AM	75%	0%	0%	0%	0%	0%	0%	30%	0%	30%	100%	75%	0%	0%	0%	0%	0%	0%	0%	0%	25%	100%
7:00 AM	65%	0%	0%	0%	0%	50%	5%	35%	20%	45%	100%	65%	0%	0%	0%	0%	50%	5%	15%	3%	30%	100%
8:00 AM	50%	15%	0%	10%	0%	85%	10%	35%	60%	70%	100%	50%	10%	0%	0%	0%	85%	16%	20%	10%	60%	100%
9:00 AM	40%	25%	0%	10%	10%	80%	20%	30%	92%	85%	90%	40%	15%	0%	30%	15%	80%	32%	30%	12%	70%	90%
10:00 AM	35%	30%	0%	30%	60%	35%	35%	20%	100%	100%	80%	35%	15%	0%	50%	80%	35%	50%	30%	16%	70%	80%
11:00 AM	25%	40%	0%	40%	80%	20%	45%	40%	98%	100%	80%	25%	20%	0%	65%	100%	20%	65%	30%	18%	70%	80%
12:00 PM	25%	40%	0%	50%	70%	55%	50%	60%	88%	100%	80%	25%	20%	35%	65%	90%	55%	73%	40%	18%	70%	80%
1:00 PM	25%	40%	0%	50%	50%	60%	55%	60%	91%	100%	80%	25%	20%	35%	65%	70%	60%	75%	40%	13%	70%	80%
2:00 PM	25%	35%	0%	55%	70%	50%	50%	40%	97%	100%	80%	25%	20%	35%	70%	90%	50%	73%	30%	10%	70%	80%
3:00 PM	25%	25%	10%	55%	90%	30%	50%	30%	93%	100%	90%	25%	15%	35%	60%	100%	30%	72%	20%	8%	70%	90%
4:00 PM	35%	15%	45%	50%	80%	20%	45%	50%	74%	85%	90%	35%	5%	55%	50%	100%	20%	66%	30%	6%	70%	90%
5:00 PM	45%	15%	45%	50%	60%	25%	40%	85%	48%	85%	90%	45%	5%	55%	40%	80%	25%	60%	50%	3%	70%	90%
6:00 PM	55%	20%	50%	50%	50%	50%	45%	100%	25%	85%	80%	55%	10%	75%	40%	65%	50%	61%	40%	2%	70%	90%
7:00 PM	55%	20%	60%	50%	50%	50%	50%	100%	8%	70%	80%	55%	10%	80%	40%	65%	50%	68%	30%	0%	60%	80%
8:00 PM	65%	15%	60%	40%	0%	50%	45%	70%	5%	60%	70%	65%	5%	80%	40%	50%	50%	65%	20%	0%	45%	70%
9:00 PM	70%	15%	55%	20%	0%	35%	30%	40%	3%	30%	70%	70%	5%	80%	30%	0%	35%	43%	0%	0%	15%	70%
10:00 PM	75%	10%	40%	5%	0%	20%	15%	20%	1%	30%	90%	75%	5%	70%	10%	0%	20%	22%	0%	0%	15%	90%
11:00 PM	75%	0%	30%	0%	0%	15%	0%	0%	0%	15%	100%	75%	0%	65%	0%	0%	15%	0%	0%	0%	10%	100%
12:00 AM	75%	0%	20%	0%	0%	0%	0%	0%	0%	15%	100%	75%	0%	60%	0%	0%	0%	0%	0%	0%	10%	100%

Parking Accumulation
by Percent of Peak Parking

Table P-7

Summer Weekday

Summer Weekday	Condominiums		Hotel Guest Rooms		Lodging Sub-Totals	Conferences, Meetings, & Groups	Theater	Resort Activities				Activity Sub-Totals	Resort Amenities				Amenities Sub-Totals	Total of Guest Spaces	Employees with Onsite Housing	Total Shared Spaces	Max Adjusted Non Shared Spaces Req
	Existing/ Approved	Proposed	Existing	New				Ski Area & Other	Miniature Golf	Horseback Rides	Alpine Slide		Restaurant	Bar	Retail & Commercial	Health Club					
Peak Parking	n/a	n/a	122	428	551	253	130	0	9	4	33	46	50	45	121	90	256	1286	156	n/a	1442
6:00 AM	n/a	n/a	122	428	551	0	0	0	0	0	0	0	0	0	0	18	18	569	156	725	1442
7:00 AM	n/a	n/a	106	373	479	0	0	0	0	0	0	0	25	23	6	18	47	551	156	707	1442
8:00 AM	n/a	n/a	81	283	364	63	0	0	0	0	0	0	43	38	19	18	76	545	156	701	1442
9:00 AM	n/a	n/a	67	236	303	114	0	0	1	0	3	5	40	36	39	14	88	550	140	691	1442
10:00 AM	n/a	n/a	55	193	248	152	0	0	5	2	20	28	18	16	60	9	85	530	125	655	1442
11:00 AM	n/a	n/a	43	150	193	177	0	0	7	3	26	37	10	9	79	18	106	523	125	648	1442
12:00 PM	n/a	n/a	37	129	165	203	0	0	6	3	23	32	28	25	88	27	140	568	125	693	1442
1:00 PM	n/a	n/a	37	129	165	203	0	0	5	2	17	23	30	27	91	27	145	566	125	691	1442
2:00 PM	n/a	n/a	43	150	193	177	0	0	6	3	23	32	25	23	88	18	129	556	125	681	1442
3:00 PM	n/a	n/a	43	150	193	127	13	0	8	4	30	41	15	14	87	14	114	503	140	644	1442
4:00 PM	n/a	n/a	55	193	248	76	75	0	7	3	26	37	10	9	80	23	111	557	140	698	1442
5:00 PM	n/a	n/a	73	257	330	76	75	0	5	2	20	28	13	11	73	36	120	642	140	782	1442
6:00 PM	n/a	n/a	86	300	386	101	87	0	5	2	17	23	25	23	74	45	141	763	140	904	1442
7:00 PM	n/a	n/a	92	321	413	101	95	0	5	2	17	23	25	23	82	45	150	807	125	932	1442
8:00 PM	n/a	n/a	110	386	496	76	108	0	0	0	0	0	25	23	79	32	133	837	109	947	1442
9:00 PM	n/a	n/a	116	407	523	76	108	0	0	0	0	0	18	16	52	18	86	810	109	920	1442
10:00 PM	n/a	n/a	122	428	551	51	108	0	0	0	0	0	10	9	27	9	45	764	140	904	1442
11:00 PM	n/a	n/a	122	428	551	0	65	0	0	0	0	0	8	7	0	0	7	630	156	786	1442
12:00 AM	n/a	n/a	122	428	551	0	39	0	0	0	0	0	0	0	0	0	0	590	156	746	1442

Summer Weekend

Summer Weekend	Condominiums		Hotel Guest Rooms		Lodging Totals	Convention	Movie Theater	Resort Activities				Activity Totals	Resort Amenities				Amenities Sub-Totals	Total of Guest Spaces	Employees w/ Onsite Housing	Total Shared Spaces	Max Adjusted Non Shared Spaces Req
	Existing/ Approved	Proposed	Existing	New				Ski Area & Other	Miniature Golf	Horseback Rides	Alpine Slide		Restaurant	Bar	Retail & Commercial	Health Club					
Peak Parking	n/a	n/a	122	428	551	253	130	0	9	4	33	46	50	45	121	90	256	1286	156	n/a	1442
6:00 AM	n/a	n/a	110	386	496	0	71	0	0	0	0	0	0	0	0	0	38	567	156	723	1442
7:00 AM	n/a	n/a	86	300	386	0	0	0	0	0	0	0	25	23	6	9	71	448	156	604	1442
8:00 AM	n/a	n/a	73	257	330	36	0	0	0	0	0	0	43	38	19	14	88	483	156	639	1442
9:00 AM	n/a	n/a	61	214	275	63	0	0	1	1	5	7	40	36	39	14	90	474	140	615	1442
10:00 AM	n/a	n/a	49	171	220	76	0	0	7	3	26	37	18	16	60	14	101	441	125	565	1442
11:00 AM	n/a	n/a	43	150	193	89	0	0	9	4	33	46	10	9	79	14	131	439	125	564	1442
12:00 PM	n/a	n/a	37	129	165	101	39	0	9	4	31	44	28	25	88	18	136	508	125	633	1442
1:00 PM	n/a	n/a	37	129	165	101	91	0	6	3	21	30	30	27	91	18	124	553	125	678	1442
2:00 PM	n/a	n/a	43	150	193	89	91	0	6	4	30	41	25	23	88	14	110	583	125	688	1442
3:00 PM	n/a	n/a	49	171	220	63	91	0	9	4	33	46	15	14	87	9	102	545	140	686	1442
4:00 PM	n/a	n/a	61	214	275	38	91	0	9	4	33	46	10	9	80	14	106	563	140	703	1442
5:00 PM	n/a	n/a	73	257	330	38	91	0	7	3	26	37	13	11	73	23	114	615	140	756	1442
6:00 PM	n/a	n/a	86	300	386	51	104	0	6	3	21	30	25	23	74	18	118	710	140	850	1442
7:00 PM	n/a	n/a	98	343	441	51	117	0	6	3	21	30	25	23	82	14	110	782	125	906	1442
8:00 PM	n/a	n/a	110	386	496	38	130	0	0	0	0	0	25	23	79	9	68	789	109	908	1442
9:00 PM	n/a	n/a	116	407	523	38	130	0	0	0	0	0	18	16	52	0	38	776	109	886	1442
10:00 PM	n/a	n/a	122	428	551	25	130	0	0	0	0	0	10	9	27	0	7	752	140	892	1442
11:00 PM	n/a	n/a	122	428	551	0	91	0	0	0	0	0	8	7	0	0	0	656	156	812	1442
12:00 AM	n/a	n/a	122	428	551	0	78	0	0	0	0	0	0	0	0	0	0	629	156	785	1442

Summer Adjusted & Shared Hourly Peak Parking

Table P-8

Winter Weekday

Winter Weekday	Condominiums		Hotel Guest Rooms		Lodging Totals	Convention	Movie Theater	Resort Activities				Activity Totals	Resort Amenities				Amenities Sub-Totals	Total of Guest Spaces	Employees w/ Onsite Housing	Total Shared Spaces	Max Adjusted Non Shared Spaces Req
	Existing/ Approved	Proposed	Existing	New				Ski Area & Other	Miniature Golf	Horseback Rides	Alpine Slide		Restaurant	Bar	Retail & Commercial	Health Club					
Peak Parking	n/a	n/a	102	357	459	253	137	130	0	0	0	130	56	50	134	90	274	1309	156	n/a	1465
6:00 AM	n/a	n/a	77	268	344	0	0	0	0	0	0	0	0	0	0	27	63	371	156	527	1465
7:00 AM	n/a	n/a	66	232	298	0	0	0	0	0	0	0	28	25	7	32	87	390	156	546	1465
8:00 AM	n/a	n/a	51	179	230	38	0	13	0	0	0	0	48	43	13	32	94	403	156	559	1465
9:00 AM	n/a	n/a	41	143	184	63	0	13	0	0	0	0	45	40	27	27	83	386	140	526	1465
10:00 AM	n/a	n/a	36	125	161	76	0	39	0	0	0	0	20	18	47	18	106	339	125	464	1465
11:00 AM	n/a	n/a	26	89	115	101	0	52	0	0	0	0	11	10	60	36	149	334	125	459	1465
12:00 PM	n/a	n/a	26	89	115	101	0	65	0	0	0	0	31	28	67	54	158	396	125	520	1465
1:00 PM	n/a	n/a	26	89	115	101	0	65	0	0	0	0	34	30	74	54	128	408	125	532	1465
2:00 PM	n/a	n/a	26	89	115	89	0	72	0	0	0	0	28	25	87	36	109	360	125	484	1465
3:00 PM	n/a	n/a	26	89	115	63	14	72	0	0	0	0	17	15	67	27	115	318	140	458	1465
4:00 PM	n/a	n/a	36	125	161	38	61	65	0	0	0	0	11	10	60	45	143	387	140	527	1465
5:00 PM	n/a	n/a	46	161	207	38	61	65	0	0	0	0	14	13	54	77	175	463	140	603	1465
6:00 PM	n/a	n/a	56	196	252	51	68	65	0	0	0	0	28	25	60	90	182	575	125	700	1465
7:00 PM	n/a	n/a	56	196	252	51	82	65	0	0	0	0	28	25	67	90	148	595	125	720	1465
8:00 PM	n/a	n/a	66	232	298	38	82	52	0	0	0	0	28	25	60	63	94	596	109	704	1465
9:00 PM	n/a	n/a	71	250	321	38	75	26	0	0	0	0	20	18	40	36	46	548	109	657	1465
10:00 PM	n/a	n/a	77	268	344	25	55	7	0	0	0	0	11	10	20	18	8	484	140	624	1465
11:00 PM	n/a	n/a	77	268	344	0	41	0	0	0	0	0	8	8	0	0	0	401	156	557	1465
12:00 AM	n/a	n/a	77	268	344	0	27	0	0	0	0	0	0	0	0	0	0	372	156	528	1465

Winter Weekend

Winter Weekend	Condominiums		Hotel Guest Rooms		Lodging Totals	Convention	Movie Theater	Resort Activities				Activity Totals	Resort Amenities				Amenities Sub-Totals	Total of Guest Spaces	Employees w/ Onsite Housing	Total Shared Spaces	Max Adjusted Non Shared Spaces Req
	Existing/ Approved	Proposed	Existing	New				Ski Area & Other	Miniature Golf	Horseback Rides	Alpine Slide		Restaurant	Bar	Retail & Commercial	Health Club					
Peak Parking	n/a	n/a	102	357	459	253	137	130	0	0	0	130	56	50	134	90	274	1309	156	n/a	1465
6:00 AM	n/a	n/a	77	268	344	0	0	0	0	0	0	0	0	0	0	0	45	344	156	500	1465
7:00 AM	n/a	n/a	66	232	298	0	0	0	0	0	0	0	28	25	7	14	82	372	156	528	1465
8:00 AM	n/a	n/a	51	179	230	25	0	0	0	0	0	0	48	43	22	18	110	385	156	541	1465
9:00 AM	n/a	n/a	41	143	184	38	0	39	0	0	0	0	45	40	43	27	112	376	140	517	1465
10:00 AM	n/a	n/a	36	125	161	38	0	65	0	0	0	0	20	18	67	27	124	330	125	455	1465
11:00 AM	n/a	n/a	26	89	115	51	0	85	0	0	0	0	11	10	87	27	162	301	125	426	1465
12:00 PM	n/a	n/a	26	89	115	51	48	85	0	0	0	0	31	28	98	36	167	406	125	531	1465
1:00 PM	n/a	n/a	26	89	115	51	48	85	0	0	0	0	34	30	101	36	150	414	125	538	1465
2:00 PM	n/a	n/a	26	89	115	51	48	91	0	0	0	0	28	25	98	27	130	391	125	516	1465
3:00 PM	n/a	n/a	26	89	115	38	48	78	0	0	0	0	17	15	97	18	126	347	140	488	1465
4:00 PM	n/a	n/a	36	125	161	13	75	65	0	0	0	0	11	10	89	27	138	385	140	526	1465
5:00 PM	n/a	n/a	46	161	207	13	75	52	0	0	0	0	14	13	81	45	143	447	140	587	1465
6:00 PM	n/a	n/a	56	196	252	25	102	52	0	0	0	0	28	25	82	36	143	551	140	692	1465
7:00 PM	n/a	n/a	56	196	252	25	109	52	0	0	0	0	28	25	91	27	130	559	125	683	1465
8:00 PM	n/a	n/a	66	232	298	13	109	52	0	0	0	0	28	25	87	18	75	579	109	688	1465
9:00 PM	n/a	n/a	71	250	321	13	109	39	0	0	0	0	20	18	58	0	40	536	109	647	1465
10:00 PM	n/a	n/a	77	268	344	13	96	13	0	0	0	0	11	10	30	0	8	503	140	644	1465
11:00 PM	n/a	n/a	77	268	344	0	89	0	0	0	0	0	8	8	0	0	0	449	156	605	1465
12:00 AM	n/a	n/a	77	268	344	0	82	0	0	0	0	0	0	0	0	0	0	426	156	582	1465

Winter Adjusted & Shared Hourly Peak Parking

Table P-9

Summer	Winter	
2256	2321	Town of Jackson Parking Requirement (Total Parking) [a]
n/a [c]	n/a [c]	Urban Land Institute Parking Requirement (Total Parking) [a]
2932	2989	Composite Parking Requirement (Total Parking) [a]
1292	1376	Town of Jackson Parking Requirement with Transportation Factor and Non-Resort User Factor [b]
n/a [c]	n/a [c]	Urban Land Institute with Transportation Factor and Non-Resort User Factor [b]
1442	1465	Estimated Composite Parking Required with Transportation Factor and Non-Resort User Factor [b]
947	720	Estimated Composite Parking Required with Transportation Factor and Non-Resort User Factor and shared parking
1415	1275	Proposed Shared Parking
1783	1643	Proposed Total Parking

[a] Required parking numbers represent the parking required for each use separately with no credit given for combined trips or alternative transportation

[b] Parking numbers represent the required parking based on parking ratios with credit given for combined trips and alternative transportation

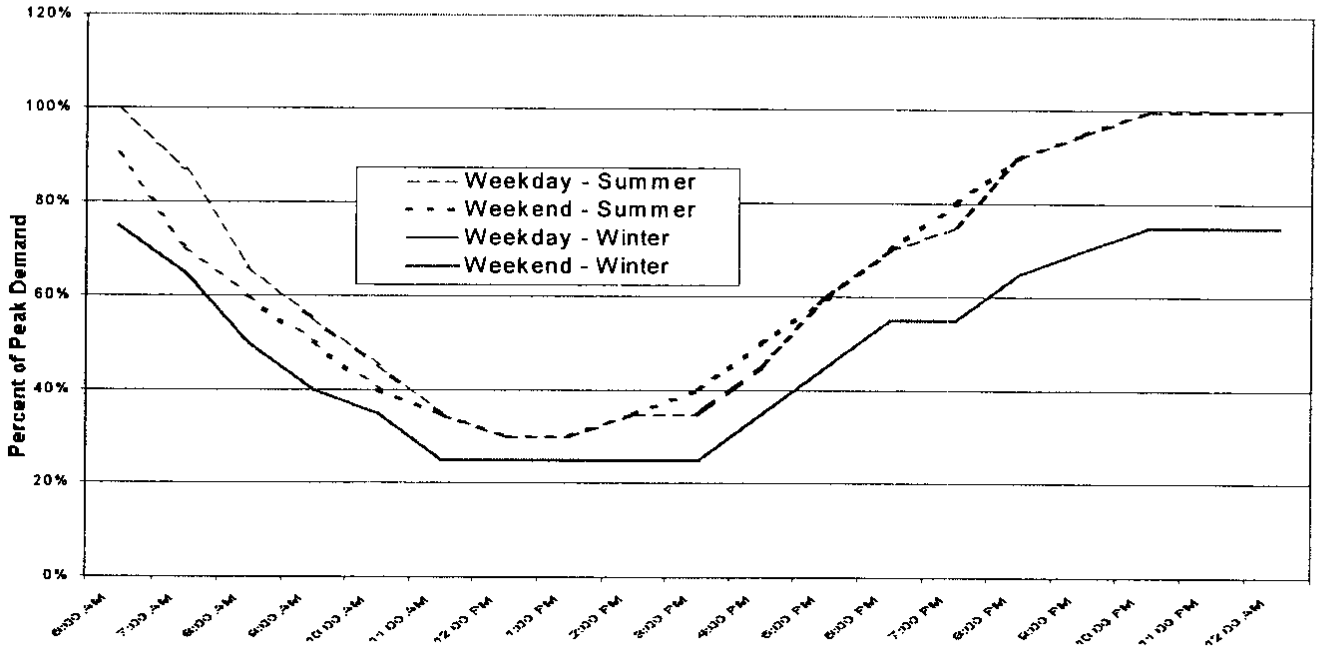
[c] Complete parking demands can not be computed since several land uses exist in Jackson which are not included in the ULI parking ratios

Required Parking Summary
Table P-10

Appendix A
Parking Accumulation Curves

Parking accumulation represents the percent of peak parking utilized and is a function of how busy a land use is. Parking accumulation curves are based on those available in the ULI Shared Parking handbook. Some curves were modified to more accurately reflect the Jackson community by considering factors such as the hours of operation and pattern of use. Parking accumulation curves were created for the conference facilities, entertainment activities, ski area, health club, and resort staffing since no values for these activities were available in the Urban Land Institute literature.

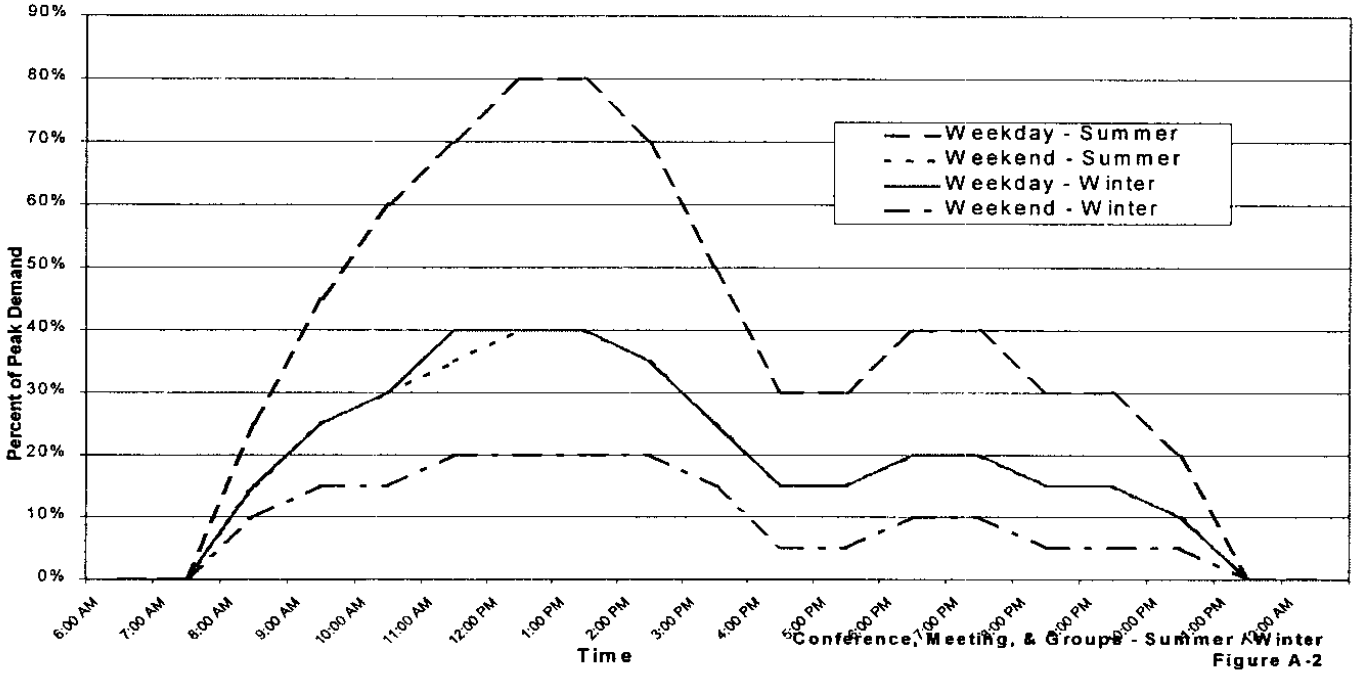
Hotel:
Parking accumulation for hotel guests is based on the Urban Land Institute parking accumulation curves. These curves represent the scenario that parking accumulation increases as guests check-in causing a peak in parking after guests have checked-in that remains high during the night until the morning when the accumulation drops due to guests leaving during the day. The summer parking accumulation was taken directly from ULI information. Based on past experience, the winter accumulation represents approximately 75% of the summer figures.



Hotel - Summer / Winter
Figure A-1

Conference, Meetings, & Groups:

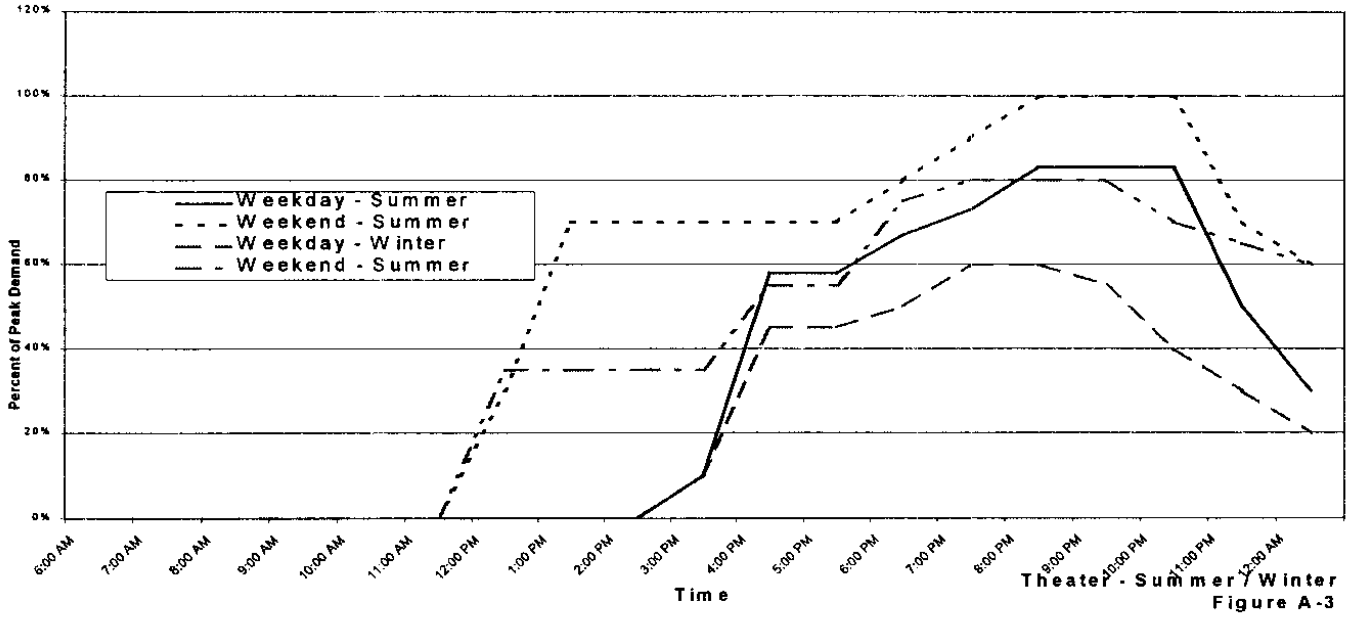
No parking accumulation curves were available from the Urban Land Institute for hotel conference space. Parking accumulation curves were generated based on past and projected use. Summer weekday provided the heaviest use of the facilities peaking between 12:00 p.m. and 1:00 p.m. with an additional peak in the evening hours between 6:00 p.m. and 7:00 p.m. summer weekend use is approximately half of the weekday use. Winter use is approximately half of the summer use.



Conference, Meeting, & Groups - Summer / Winter
Figure A-2

Theater:

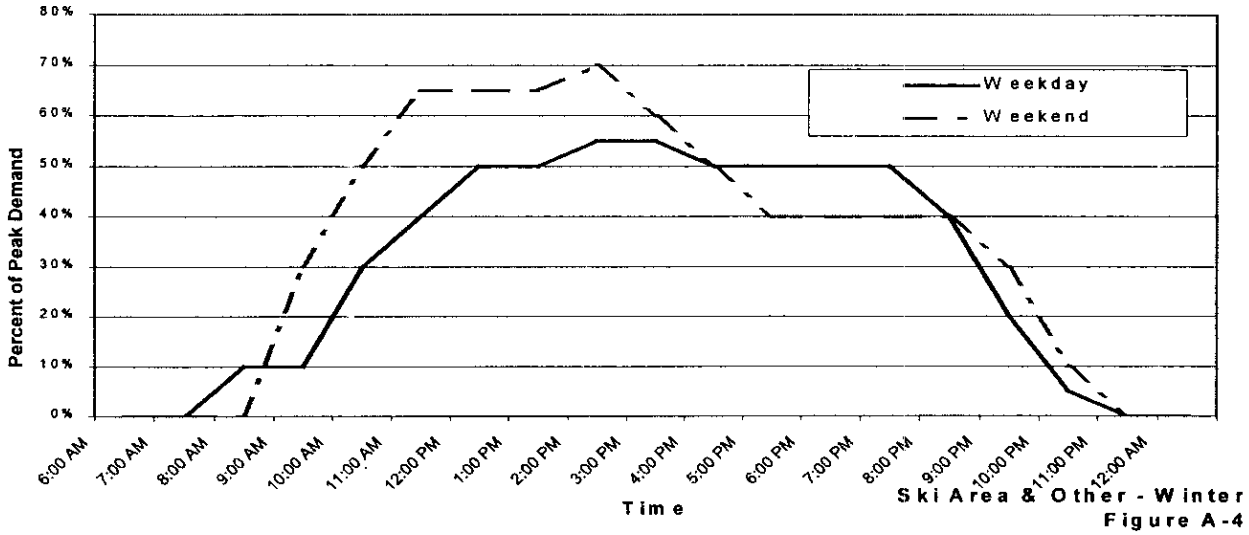
Parking accumulation curves come directly from the ULI recommendations. Summer months represent the busiest season because of the summer releases. Additionally, increased visitor traffic also increases demand on theater parking. Heaviest use occurs during the summer weekend evenings, with summer weekdays having slightly less use. Winter is represented with less use than the summer months.



Theater - Summer / Winter
Figure A-3

Ski Area & Other:

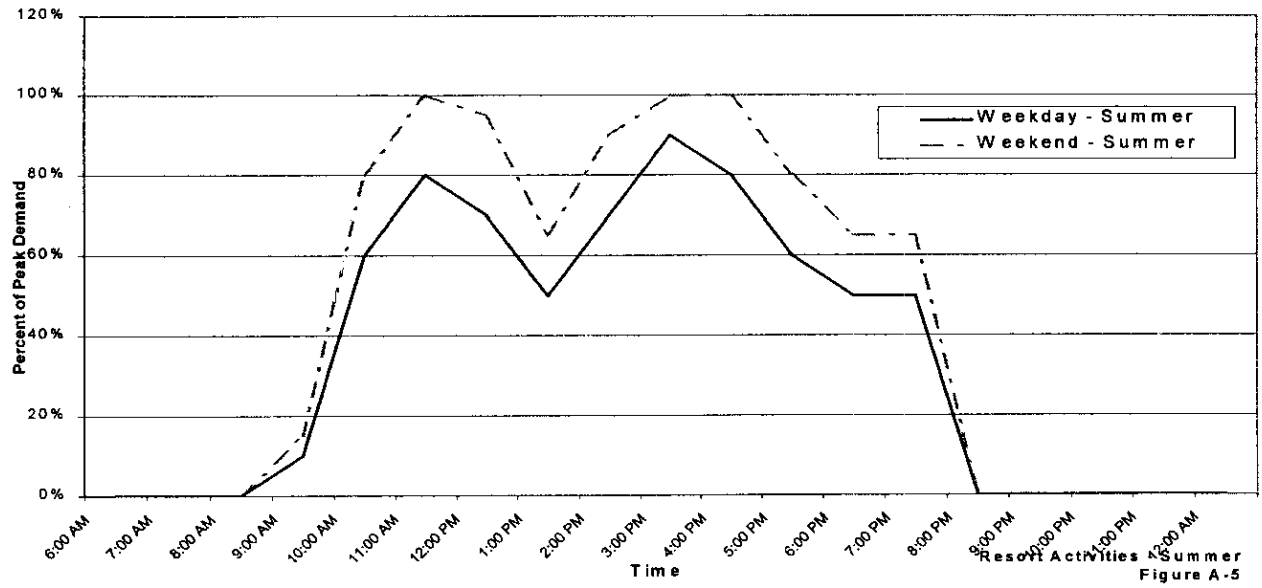
No parking accumulation curves were available from the ULI to represent demand on ski areas. Parking accumulation curves were generated based on experience with past use. Snow King typically sees two daily peaks corresponding to use during lunch as well as after school. The later peak generally continues into the evening hours. Weekends have a higher peak use with lower use in the evening.



Ski Area & Other - Winter
Figure A-4

Resort Activities:

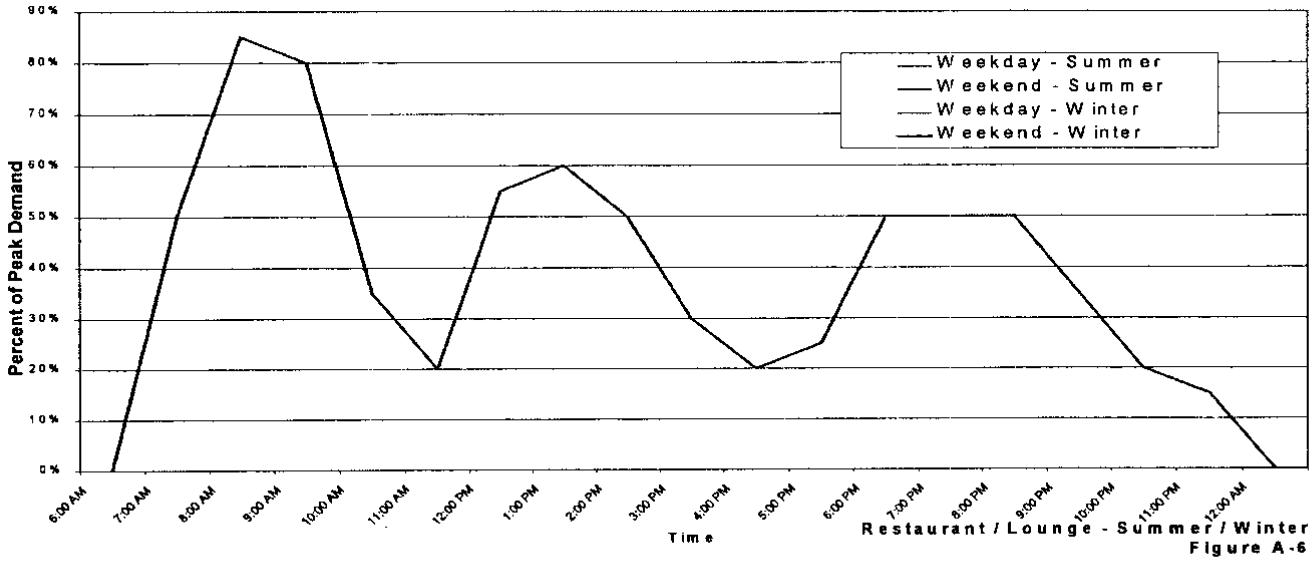
No parking accumulation curves were available from the ULI to represent demand on resort activities. Parking accumulation curves were generated based on experience with past use. The ski area typically sees two daily peaks corresponding to use before lunch as well as before dinner. Weekends have a higher use than weekdays.



Resort Activities - Summer
Figure A-5

Restaurant & Lounge:

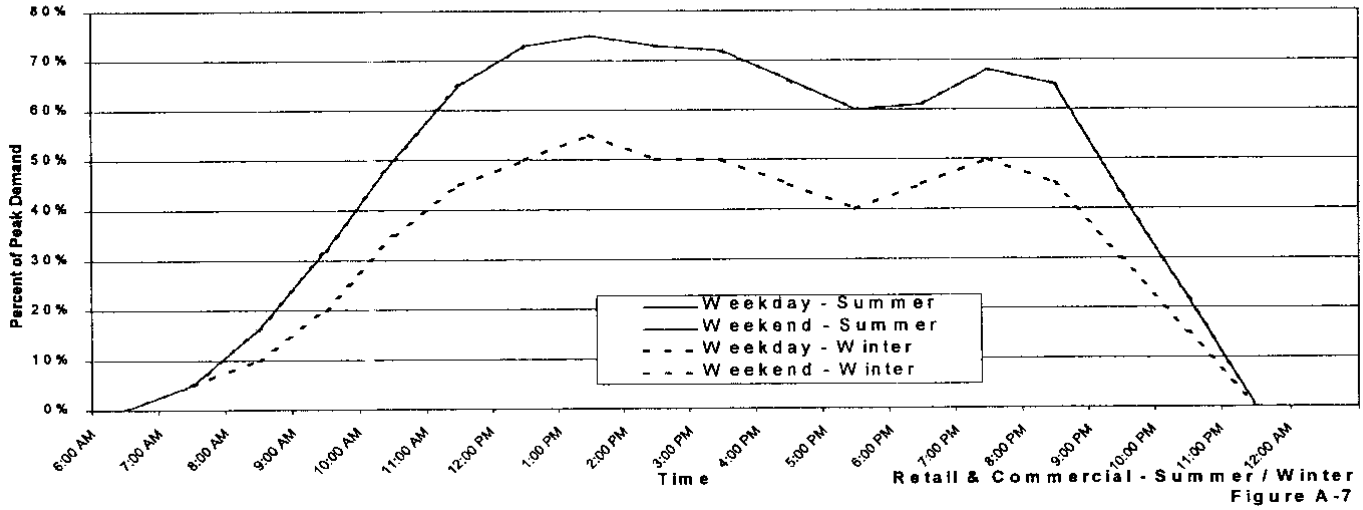
ULI hotel restaurant and lounge parking accumulation curves were consulted, however, the different hours of Snow King's restaurant and lounge required a new curve. The new parking accumulation curve was generated based on past experience and represented composite use of both the restaurant and the bar. The curve shows three peaks corresponding to meal times. Breakfast is the largest of the peaks followed by lunch and dinner. The dinner peak extends until approximately 9:00 p.m. to compensate for evening use of the bar.



Restaurant / Lounge - Summer / Winter
Figure A-6

Retail & Commercial:

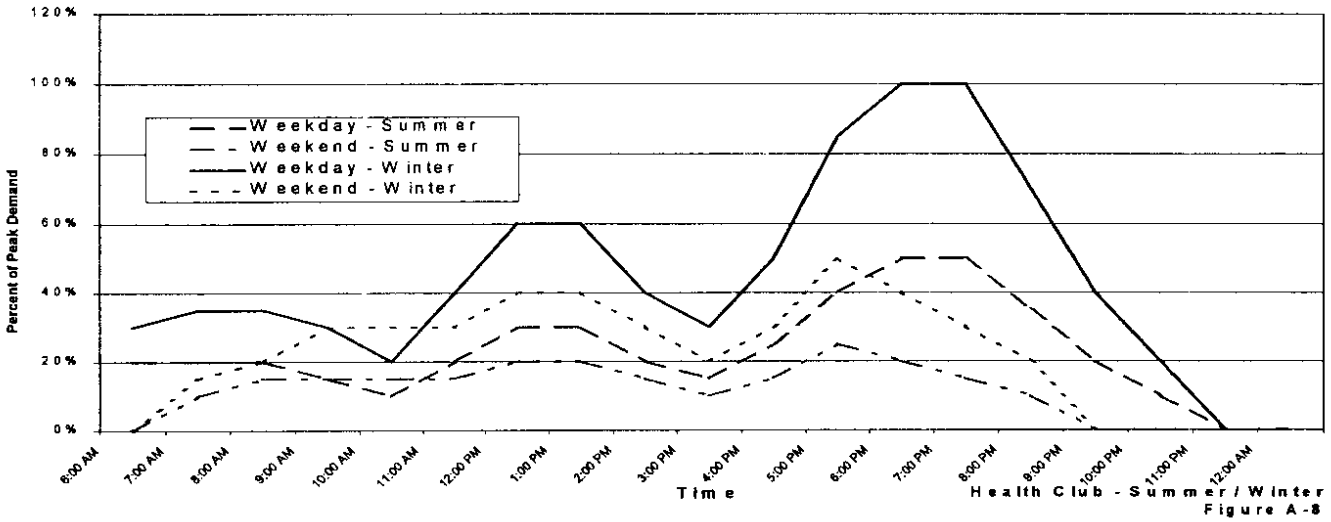
Parking accumulation curves come from the ULI recommendations with an increase in evening use to correspond with visitor shopping patterns. Summer represents the highest demand during the midday with a second peak in the evening. Winter demand is reduced from the summer demand.



Retail & Commercial - Summer / Winter
Figure A-7

Health Club:

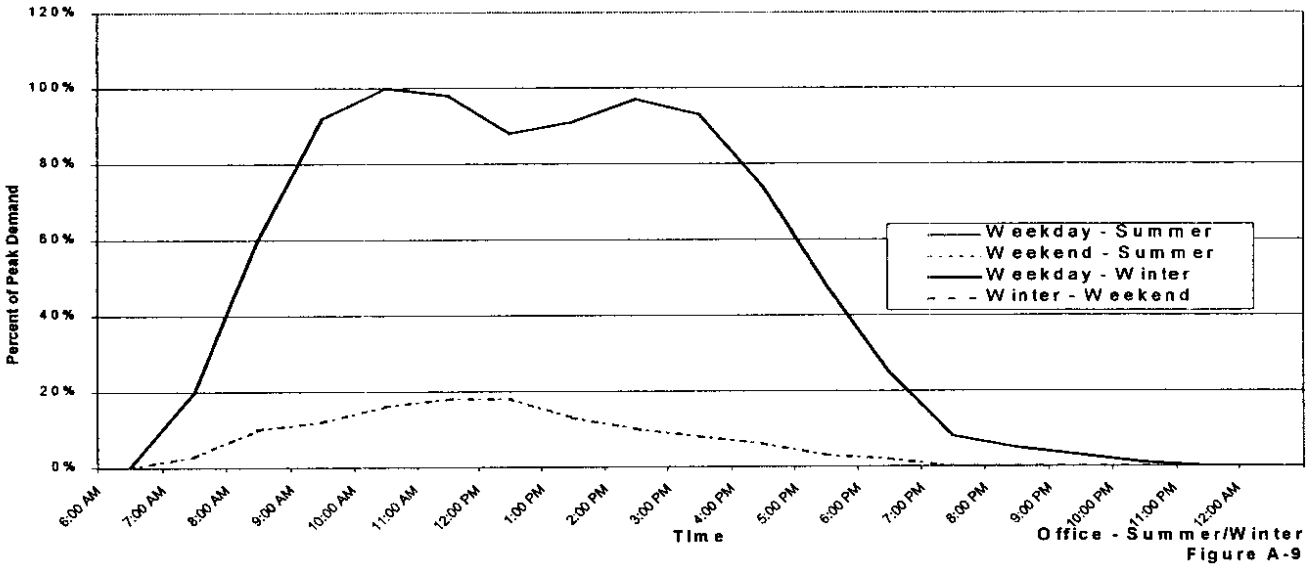
No parking accumulation curves were available from the ULI to represent demand on health clubs. Seasonal demand varied significantly. The largest demand occurs during winter weekdays after work. Weekends and summer weekdays have significantly smaller peaks. Peaks during the weekdays represent times before and after work as well as during lunch.



Health Club - Summer / Winter
Figure A-8

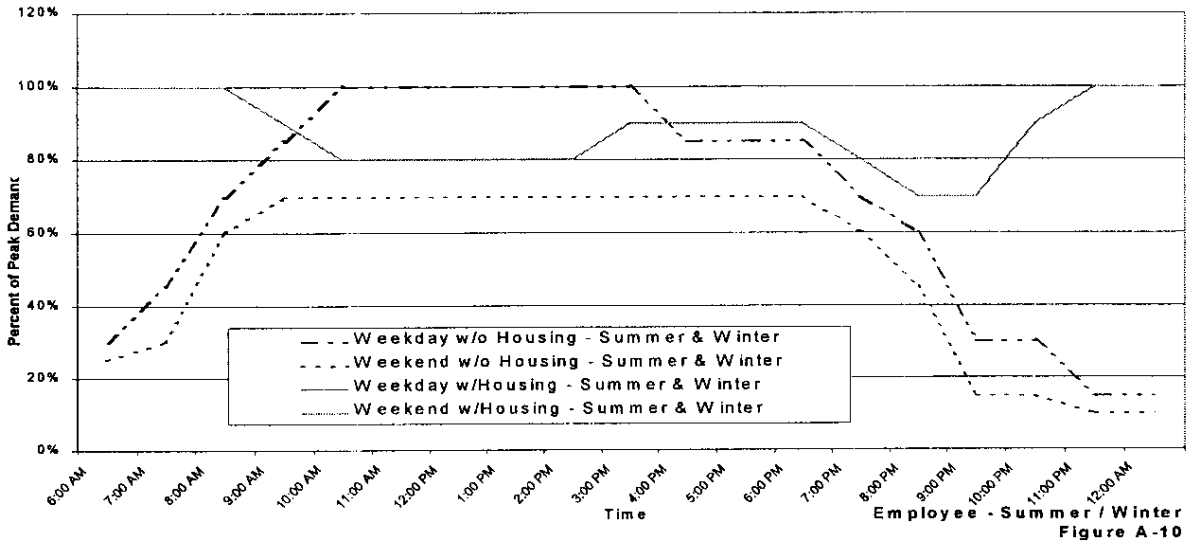
Office:

Parking accumulation for office use is based on the Urban Land Institute parking accumulation curves. This category of use has little influence on the overall parking because there are no offices located within the proposed use.



Office - Summer/Winter
Figure A-9

Employee:
No parking accumulation curves were available from the ULI to represent parking demand created by hotel employee use. Additionally, there are two types of employees to be considered, those housed on site and those coming from offsite. For the employees housed on site, the parking accumulation was about 80% for most of the day with a slight drop in the evening which increases again starting at 9:00p.m. For the employees with offsite housing, parking accumulation was created using the staffing schedule. Offsite employees parking showed an accumulation of 100% by 10:00a.m. which remained high until about 3:00 p.m. when employees began leaving.



Employee - Summer / Winter
Figure A-10

Appendix 8
A Discussion of Assumptions in Table P-4: Required Parking Spaces

Each land use and corresponding parking ratio is examined to determine the required number of parking spaces for both the summer and winter season. It is proposed that some of these parking spaces are available for a shared parking system. The parking quantities are split into shared parking and non-shared parking. These quantities are adjusted further to compensate for alternative transportation use and multi-stop auto trips. The computations produce the "adjusted number of spaces required" which represents the number of spaces that would be required if each land had to provide its own separate parking lot.

Parking ratios (Table P-4, Column D):
The parking ratio relates the required number of parking spaces to units of a land use (i.e. the number of hotel rooms or number of theater seats). The parking ratios utilize the Jackson Comprehensive Plan parking standards except as noted.

The exceptions include parking ratios for lodging, miniature golf, and the alpine slide. Other ratios including the Snow King Ski Area and the health club are based on a maximum number of users likely to be using the facilities at a given time.

The lodging ratio was revised upward from 0.75 parking spaces per unit to 1.0 parking spaces per unit to compensate for employees not housed on site. This increase improves parking capacity since the comprehensive plan appears to already include employees in the parking ratio.

The comprehensive plan does not include a miniature golf parking ratio. This analysis utilized 0.7 spaces per miniature golf hole. This ratio assumes that the golf course is frequented by larger groups who typically carpool and that the course can accommodate slightly less than one group per hole.

The alpine slide ratio assumes a similar ratio to a theater, which requires a ratio of 0.33 spaces per user. The number of users is based on revenue from the slide, which is converted to users per hour. The number calculated is likely to be conservative since it cannot account for users who typically ride the slide more than once.

The Snow King Ski Area and skating rink parking spaces are based on past use. The ski area has excess capacity to serve its users, a pattern, which is likely to continue. The anticipated parking requirement is 130 parking spaces. Most large functions such as the fireman's ball and the ski club ball occur during the off- season when excess parking is available.

The health club parking is based on the number of users expected. It is expected that a large percentage of locals will use the club with most driving independently. The health club will require 100 parking spaces.

Number of spaces required (unadjusted) (Table P-4, Columns E & K):
This number represents the parking required for each land use if it were standing alone. The amount of parking is generated by applying the parking ratio to the appropriate number of units. This number is larger than what will ultimately be required since many of the land uses will share the parking area allowing users to park once and use several facilities.

Number of spaces available/not available for sharing (Table P-4, Columns F/G & UM):
A portion of the proposed parking will be available for shared use. In order for shared use to work, it is best if there is a central, easily accessed parking area. Since the periphery buildings have parking lots in various locations and sizes, these will not be included in the available shared parking space number. Furthermore, existing condos or approved condos with their own parking will not be included in any of the shared parking.

Transportation mode factor (Table P-4, Columns **H** & **N):**
Snow King Resort's use of shuttle busses and its proximity to the START bus system allow guests travel around the town and county without depending on automobiles. In fact a large percentage of guests do not impact the parking facilities since they fly or are bused to Jackson. The TMF enables the parking to be

adjusted for the low use of cars by guests visiting the resort. This factor can also be applied to any land use where alternative transportation modes are used. A factor of 1.0 indicates that every user is driving a car, while the summer lodging factor of 0.60 indicates 60% of the guests drive. A justification of the lodging's transportation mode factor based on existing use is available in **Figure 8 -1.**

Typical Summer Day

Number of Rooms Occupied	Type of Guest	Mode of Transport	Percent	Number of Parking Spaces Occupied
30	Bus Tour	Bus	100%	6
145	Convention	Fly & Bus	**49%**	
		Fly & Drive	21%	30
		Drive	30%	**44**
25	independent Traveler	Drive	100%	25
200	Total Rooms		Total Spaces =	105

Transportation Mode Factor = total Occupied Car Spaces / Total Occupied Rooms

= 105 / 200

= 52%

Therefore, **60% appears a reasonable Transportation mode Facto**

Typical Winter Day

Number of Rooms Occupied	Type of Guest	Mode of Transport -	Percent	Number of Parking Spaces Occupied
5	Bus Tour	Bus	100%	3
35	Convention	Fly & Van	56%	
		Fly & Drive	**24%**	8
		Drive	20%	7
60	independent	Fly & Van	56%	
	Traveler	Fly & Drive	14%	8
		Drive	30%	18
100	Total Rooms		Total Spaces =	45

Transportation Mode Factor = total Occupied Car Spaces / Total Occupied Rooms

= 45 / 100

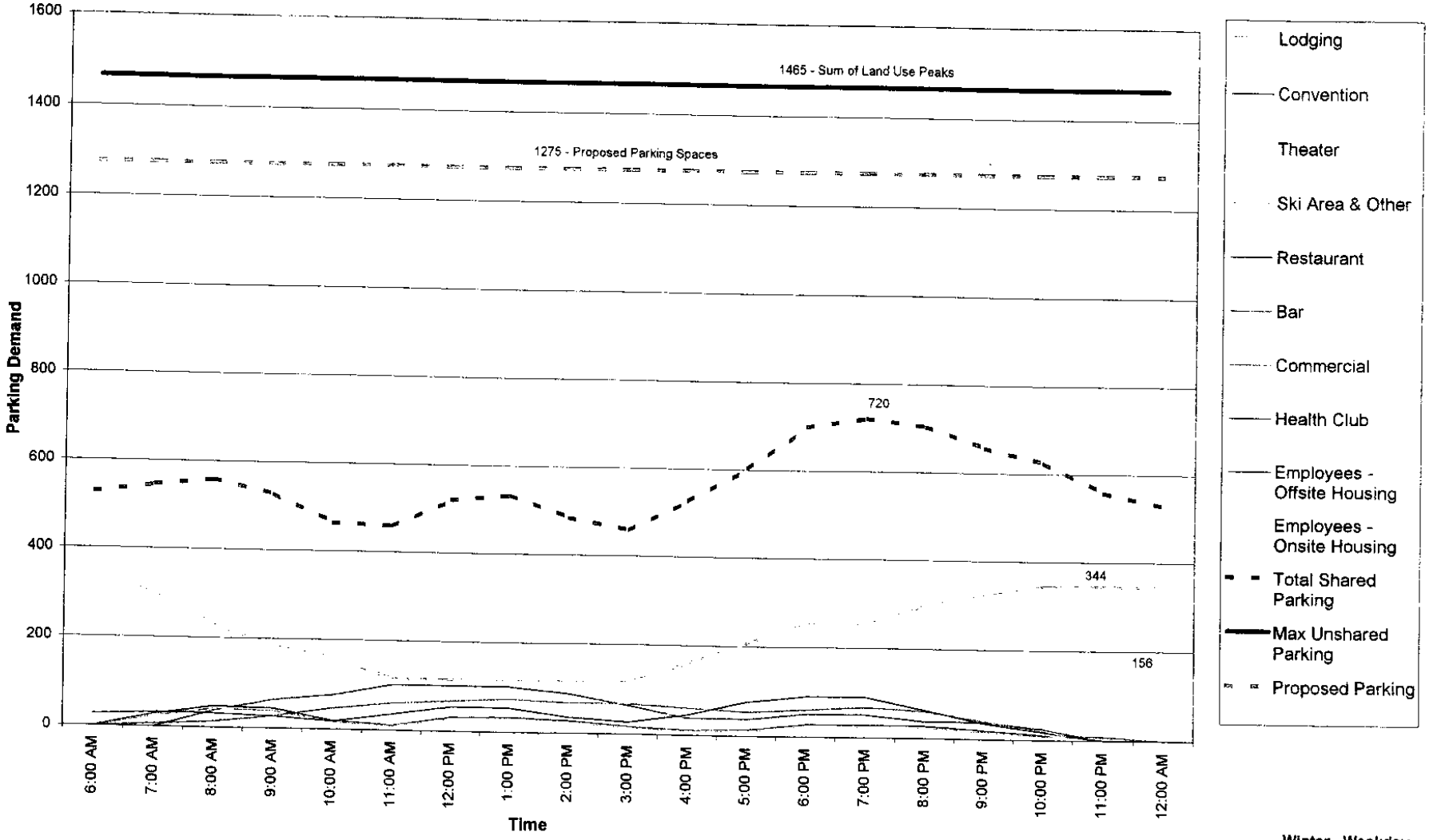
= 45%

Therefore, 50% appears a reasonable Transportation mode Facto

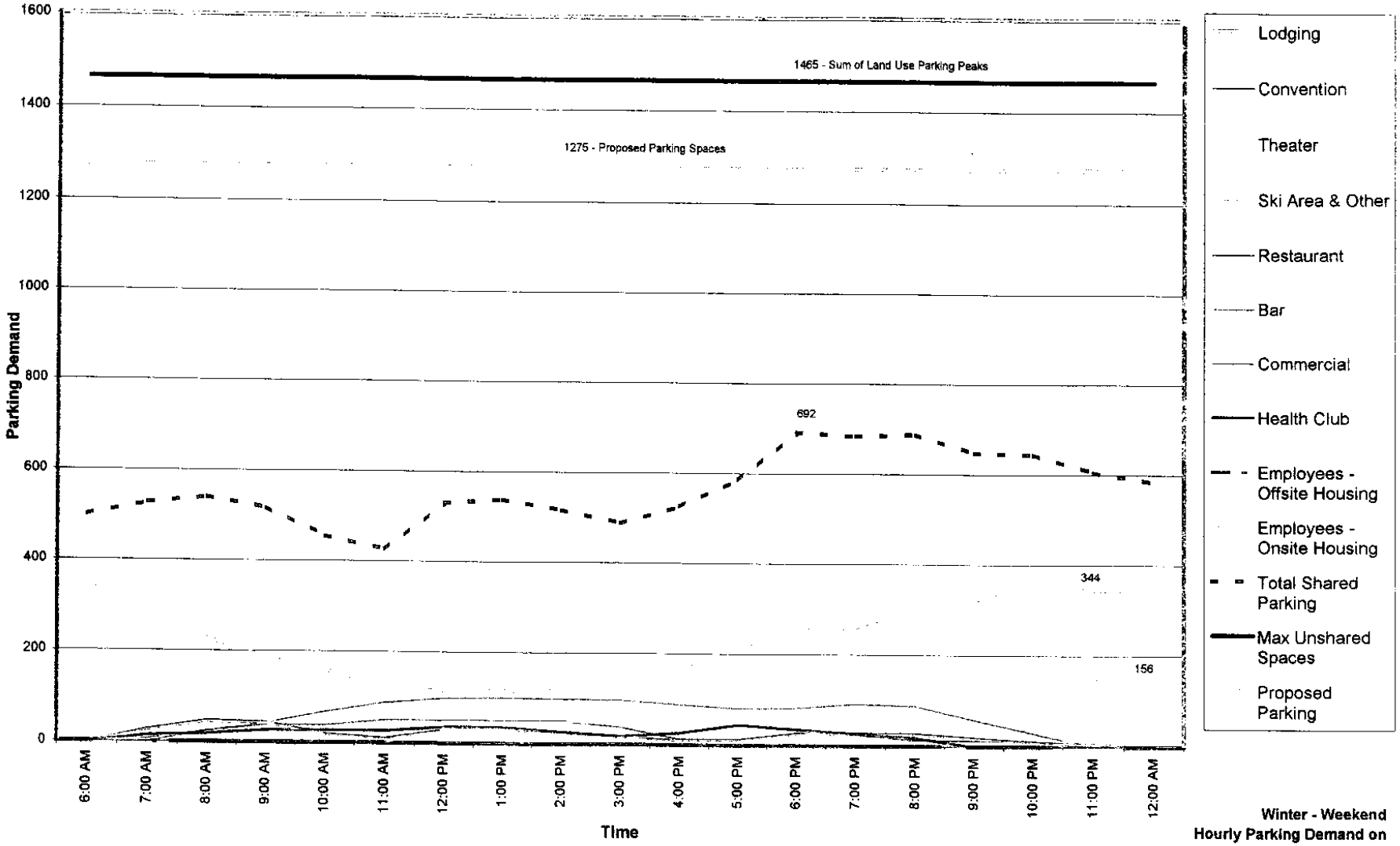
Lodging Transportation Mode Factor
Snow King Resort: Present Situation
Table 8-1

Offsite user factor (Table P-4, Columns I & 0): This factor indicates how many users come from offsite to use a facility. It is likely that many of the conference participants or restaurant and bar patrons will also be hotel guests, so the OUF will allow the required parking to be adjusted for this internal trip. An OUF of 1.0 indicates that 100% of the users come from offsite, while the summer conference factor of 0.50 indicates that 50% of conference attendees come from offsite. This factor allows the required parking to be adjusted so that guests are not counted twice in the parking demand.

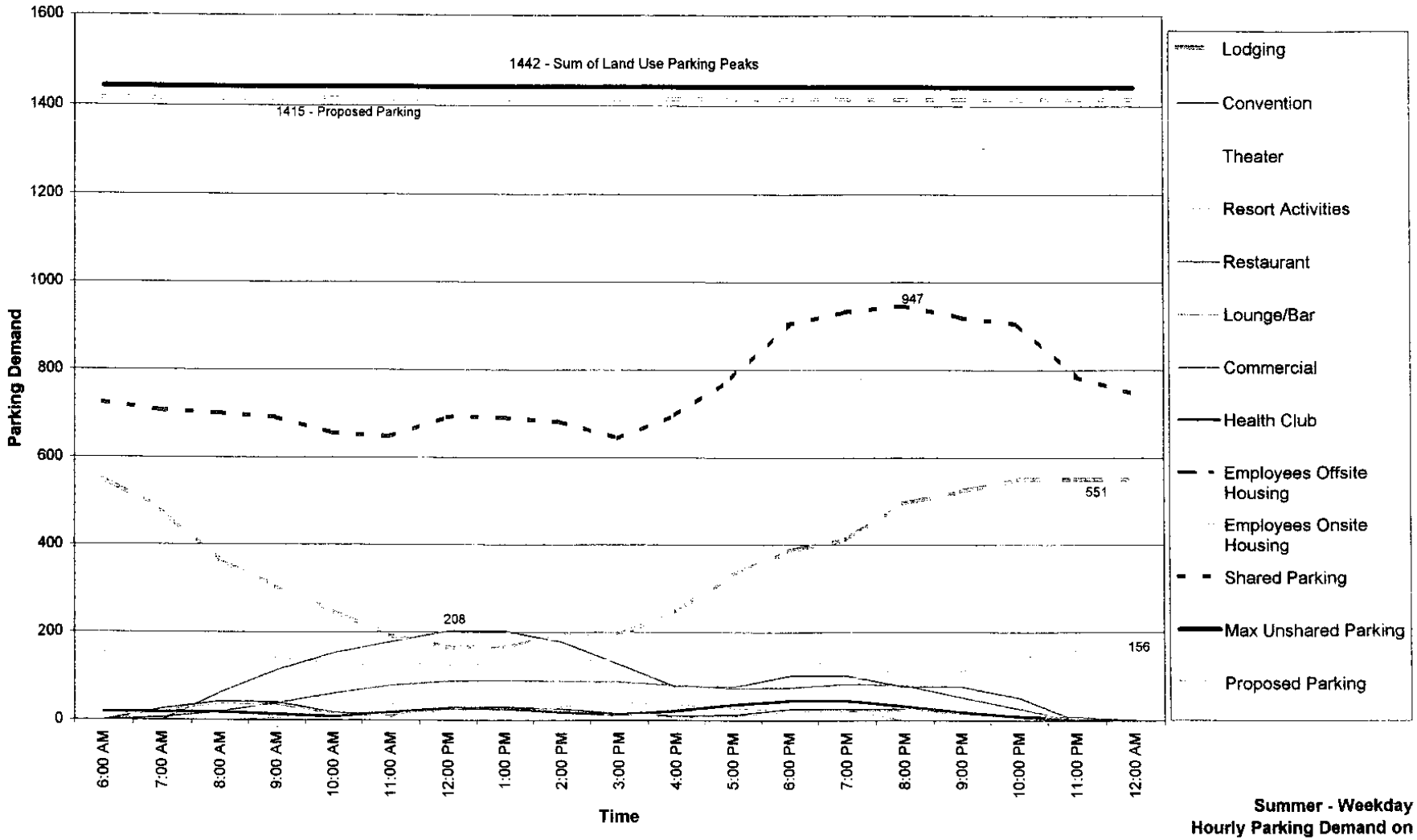
Adjusted number of spaces (Columns J & P):
This number represents a reduction in required parking after the TMF and the OUF are applied. This number is a more accurate estimate of the required parking since it avoids counting users more than once and considers users who use alternative transportation. This number does not yet include any sharing of parking spaces



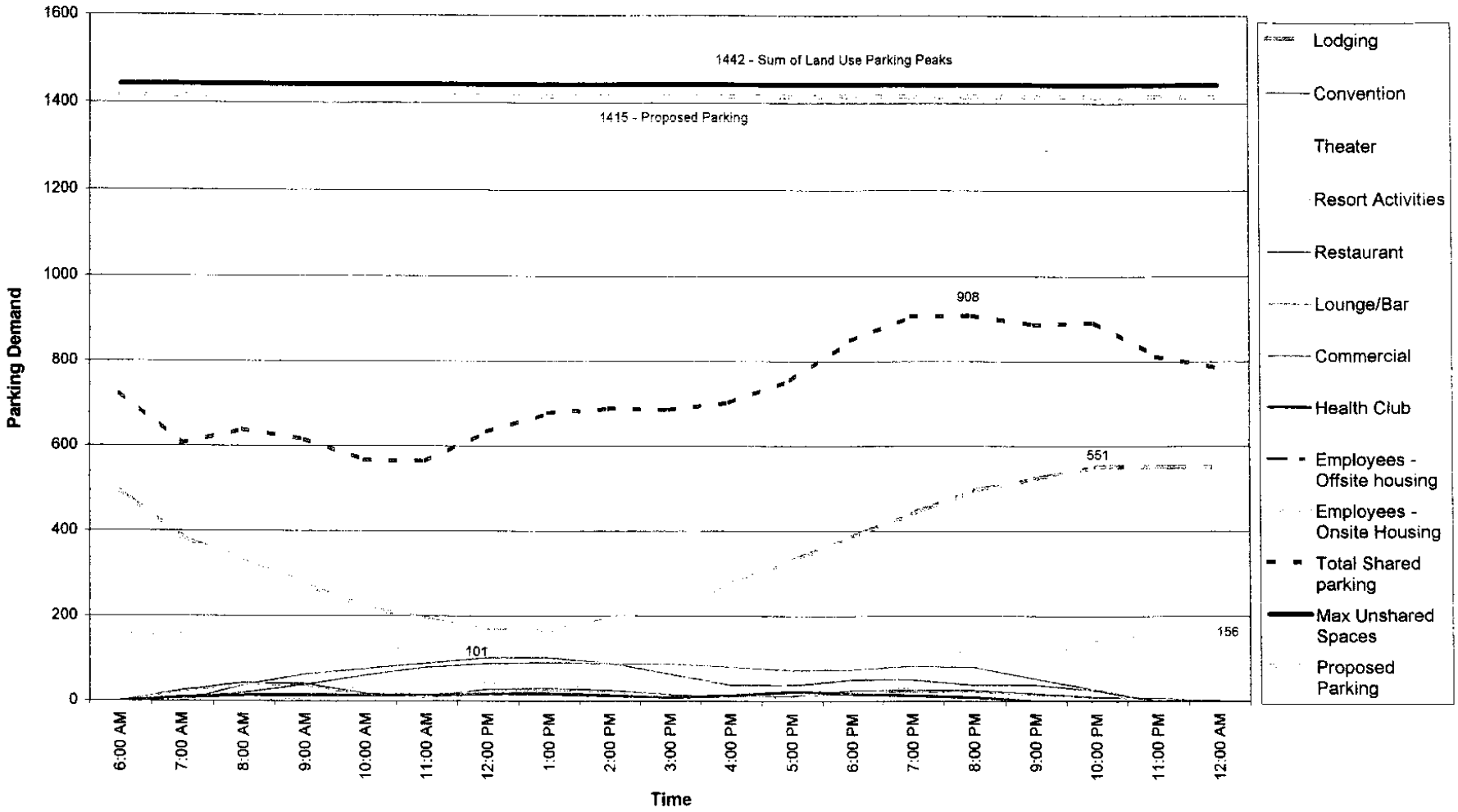
Winter - Weekday Hourly Parking Demand on Snow King Resort Parking Graph P-1



Winter - Weekend
Hourly Parking Demand on Snow King Resort Parking
Graph P-2



Summer - Weekday Hourly Parking Demand on Snow King Resort Parking
Graph P-3



Summer - Weekend
Hourly Parking Demand on
Snow King Resort Parking
Graph P-4

IX. CAPITAL IMPROVEMENTS PLAN

A. Introduction and Summary

The Snow King Water Supply, Wastewater Management and Storm Water Discharge Systems are designed and developed to meet the critical requirements associated with the function of such a vital gathering center. The Snow King Resort Master Plan represents urban planning that incorporates both destination vacationers and local commerce. Due to the difficulty of consistently servicing such a varying utility demand, peak design considerations were used in the design.

In establishing flow characteristics for the Resort, quantities of water consumption and wastewater production were calculated utilizing historical prediction charts for each service type and then applying this rate to the square footage of the service area. The square footage and water volume values have been summarized in the enclosed "Water and Waste Water Usage Table." It is necessary to keep in mind that this table reflects both the amount of water usage and the amount of water discharged, and has no allocation for water consumption use. The additional consumption use refers to the volume of water lost, evaporated, transpired, or otherwise utilized through leakage, washing, lawn irrigation or utility use. This quantity has been accounted for in the water service design considerations.

Total water usage is based on domestic needs, fire sprinkler suppression, (fire sprinkler suppression and fire hydrant demands are based upon minimum regulatory fire flow and flow duration requirements per Uniform Fire Code [UFC]), irrigation needs and fire hydrant flow requirements. The domestic water demand takes into account both the existing probable peak usage in addition to the proposed Master Plan peak flow rate of 223 gpm. Total peak demand is then calculated by uses expected from such resort facilities. This peak demand is 2,300 gpm. It is essential to understand that a flow of 2,300 gpm includes fire suppression of 1750 gpm, which is not a normal daily system demand. Thus, when removing the fire suppression, normal peak-operating demand is found. The resulting normal peak operating demand is approximately 550 gpm.

The existing and future water usage predictions previously noted do not consider water required for snow making. The Town of Jackson has been concerned about utilizing potable supplies for snowmaking. Snow King has additionally been concerned that the Town of Jackson water is warmer than ideal for snowmaking. To address these concerns, snowmaking water capacity will be expanded this summer (2000) in a joint project with the Town of Jackson to bring cooler water from Flat Creek to the Summit Lift pump house.

The wastewater sanitary system considers the existing Town of Jackson infrastructure capacity, potential wastewater produced by the current land use plan, and the potential flow created by this Snow King Master Plan. The current peak flow is 106 gpm. The proposed Master Plan creates an additional 305 gpm. Existing upstream land use has the potential to produce an additional peak flow of 35 gpm. These peak flows are calculated from average day flows that are increased based on a peak flow multiplier. This peak flow multiplier has been produced from previous Town of Jackson maximum day vs. average day wastewater studies. The result is a total potential peak wastewater flow of 796 gpm. Maximum development of the Master Plan exceeds the existing Town of Jackson West Karns Avenue infrastructure by 245 gpm. The additional peak hour flows require the existing 8-inch diameter line located on West Karns, north of the rodeo grounds be increased to a 10-inch diameter line. The capacity of the existing 8-inch diameter interceptor is 593 gpm. This Town of

Jackson interceptor should be upgraded when the percentage of wastewater produced by the Master Plan exceeds eighty percent of the 593 gpm, or 475 gpm. Planning for these costs should be a consideration in the Master Plan phases of construction. (See supporting water and sewerage design consideration calculations.)

Storm water runoff considerations are calculated in a similar manner. Design considerations give respect to existing Resort usage and Master Plan development.

Runoff calculations are based on the Jackson Rainfall Intensity Duration data for 10-year and 100-year event frequencies. Detention basins of natural appearance have been designed and designated to accommodate the 10-year storm event. Discharge leaving detention areas will not exceed the predevelopment rate for a 10-year storm. Storm water runoff generated from 1-year to 10-year events release the highest concentration of pollutants and settleable solids. These storms will pass through treatment facilities located at the catch basin receptacles. These storm water catch basins will remove the pollutants without possible re-suspension by future runoffevents.

The Storm Water Runoff from the developed site will proceed directly to a Town of Jackson collection facility, but shall not discharge at a rate greater than the 10-year and 100-year predevelopment rate. Storm water runoff from the Forest Service property will be naturally diverted around the Resort. The 100-year storm event will bypass the detention areas and be handled by the proposed storm water facilities that connect to the Town of Jackson system.

Consideration has also been given to other utilities. Electricity, gas, cable TV and telephone are all available at the site and will be expanded as needed. Private in-resort telephone and broadband capabilities will also be expanded as needed. Two-way radio, telephone and internet capabilities at our mountain-top (Snow King West) site is also used by the Resort to provide broadband connectivity.

The Town of Jackson retains updated information related to all capital improvements within the Snow King Resort District for public reference.

B. Water Supply System Plan

The Snow King Resort Water Supply System Plan was developed to meet the critical requirements associated with public water distribution. The first requirement was to determine the quantity of water need for domestic supply to accommodate the proposed facilities. The second objective is to provide fire flow suppression through fire sprinkler and fire hydrant supply.

Design Consideration - Water Service

l) Potential Flow Required by Master Plan

The practice for predicting water consumption was to develop a system capable of meeting maximum day demand

Existing and Master Plan Combined

Max Daily Flow	=	319,800 gpd
(See Waste Water Calcs.)	=	223 gpm *

* Total pre and post development Max. Day Waste Water Flow

Total peak demand is based upon the demand required for domestic flow, fire sprinkler flow, lawn sprinkler flow, and fire hydrant flow. Fire flow shall provide 1,500 gpm for a minimum to w-hour duration. Fire hydrant flow shall provide a minimum 250 gpm flow.

QT = QDomestic + QFire Sprinkler + QL Sprinkler + Q Fire Hydrant

QDomestic = 450 gpm *

QFire Sprinkler = Fire Sprinkler Flow = QFS

QL Sprinkler = Lawn Sprinkler Flow = QLS
QFire Hydrant= Fire Hydrant Flow = QFH

* Use Multiplier factor of 2 x Max Day Waste Water flow. Accounts for additional water usage not recorded as Waste Water flow.

UNIFORM FIRE CODE

Classification Group A Occupancy

Division I (UFC-91, Sect. 9117)

Group R Occupancy

Division I & 3

Minimum Reg. Fire Flow & Flow Duration

Table No. A-111 - A-I UFC-91 pg. 496
Type 111 One-hr@ 6,000 gpm

75% Fire Flow Reduction

Assuming FS Installation = 1,500 gpm
For 2-hr duration

QL. Sprinkler = QLS 100 gpm (Assumed)

QFire Hydrant = **QF.H.** 250 gpm

OT= 2,300 gpm = Peak Hour Demand

QT = QFS - QFH = 548 gpm = Normal Max Operating Demand

2) Existing Infrastructure Capacity

The fact that maximum day water demand may occur several days consecutively led us to consider checking for a water supply that would provide the maximum day demands, 548 gpm, and a source that could provide the peak hour demand, 2,300 gpm.

The expanded Snow King system will tie into the existing Town of Jackson 6-inch diameter high pressure line that parallels the Resort's northern property boundary. The new Snow King water main would complete a high-pressure water main loop creating a system more efficient that the existing dead-end main. The existing source is a system comprised of six-inch diameter service nourished from a twelve-inch diameter line located in East Kelly Avenue.

The Town of Jackson water system has sufficient water supply and storage to meet the maximum day demands, 548 gpm, and the peak fire and domestic demand of 2,300 gpm. Snow King will need to provide the additional water mains to complete the high-pressure zone and deliver the water to proposed Resort facilities.

C. Sanitary Sewer

Design Consideration

The Snow King Resort Sanitary Sewer Management Plan was developed to meet two crucial objectives. The first, to determine the infrastructure required on-site to handle the capacity of the proposed facilities. The second, to convey sanitary sewer flows away from the Resort and distribute these discharges into the Town of Jackson sanitary system. The following design considerations are incorporated into the design and shall be considered during construction phases of the Master Plan

I) Existing Town of Jackson Collector Capacity - Upstream of MH CI 0-16
- Alley parallel and between E. Kelly and E. Karns MH Cl0-30 to MH CI0-16
- Existing 1O" PE pipe / minimum slope downstream = 1.47%
- Land use currently designated: residential
- Existing 1O" will handle 1,550 gpm maximum

2) Existing Collector System and Land Use Flow Potential - Upstream of Resort

The Snow King Collector sewer objective is to collect wastewater from various Resort service lines and carry it by gravity to the Town of Jackson Interceptor Sewers.

Current Snow King Resort Flow Potential

204 Hotel Units at 225 gpd/room	45,900 gpd
40 Condominium Units at 2 Units Each at 225 gpd/unit	18,000 gpd
Motel Restaurant Services - 200 seats at 80 gpd	1 6,000 gpd
Pitchfork Townhomes - 19 units at 450 gpm	13,500 gpd
Clark's Knoll Townhomes - 19 units at 450 gpd	8,550 gpd
Existing Max. Day Waste Water Flow Total (I)	101,950 gpd
Total (I)	71 gpm
Existing Peak Hour Flow	106 gpm

3) Dwelling Units Representing Potential Upstream Flows:

Zone	Area	Max Density	No. of Units	Flow Max Day (gpd)
AR	34.7 Acre	4.6/Acre	160	70,400
NC-2	25 Lots	2/Lot	50	22,000
NC/SF	144 Lots	1/Lot	144	63,360
SR	139.1 Acre	2.9/Acre	403	77,320
R	80 Acre	I /Acre	80	35,200
PRD	Pitchfork	30 Units	30	13,200
PRD	Snow King	See Table		88.450
			867	470,230

Average Day Flow (Max Day/2)	=	235,115 Gpd
Max Day Flow	=	470,230
		328 Gpm
Peak Hour Flow (Avg Day *3)	=	490 Gpm
Potential Upstream Max Day		
Flow Minus Snow King Resort	=	368,280 Gpd
Potential Upstream Avg. Day		
Flow minus Snow King Resort	=	184,140 Gpd
Potential Upstream Peak Hour		
Flow Minus Snow King Resort	=	552,420 Gpd
	=	385 Gpm

Existingl0"P.E./n = 0.010/S=l.47%

Q = 1.49 AR2/3 S1/2 ***/ n***

0 = 1,550 gpm: Capacity of Existing Collector

Storm water runoff generated by the 1 -year to 10-year storm events on roads.

4) Potential Flows for Snow King Master Plan

The collector sewers have been designed for peak flows that include a factor applied at four times the expected average daily flow. The collector sewers were then sized using the peak flows and Manning's equation. Manning's equation is utilized to predict the adequate pipe diameter required for full flow design based on pipe diameter, pipe slope and peak flow, a minimum slope of 0.75 percent was used to represent a minimum pipe slope scenario. The pipe is then checked for a minimum scouring velocity of 2.5 ft/s applied with a lower average daily flow rate.

Proposed Master Plan Flow Potential-2000

494 Hotel Units at 225 gpd/room	=	111,150 gpd
120 Hotel Units at 225 gpd/room		27,000 gpd
100 Hotel Units at 225 gpd/room		22,500 gpd

Commercial Space and Assembly at 146,000 SF Assume .05 gpd / ft2 (5000 SF at 225 gpd per)	7,300 gpd
Commercial Theaters/Health Club/Daycare/ Pool at 37,000 SF. Assume 0.11 gpd/ft2 (2000 SF at 225 gpd per)	4,200 gpd
Restaurant/Services - 200 seats at 80 gpd each	16,000 gpd

Employee Housing at 18 units at 450 gpd each	=	8,100 gpd
Condominiums at Love Ridge at 40 units at 450 gpd each	=	1 8,000 gpd
Cottages at 8 units at 450 gpd each	=	3,600 gpd
Proposed Max. Day Flow Total (2)	=	217,850gpd
Proposed Max. Waste Water Flow (2)	=	152 gpm
(See Water and Waste Predicted Usage Table for additional breakdown)	=	223 gpm
Max Daily Waste Water Flow (1 & 2)	=	319,800 gpd
Avg Day Flow (Day/2)	=	108,925 gpd 76 gpm
Peak Hour Flow (Avg Day* 4)	=	305 gpm

5) Total Flow - Existing and Proposed

Existing Peak Hour Flow (Reflects potential flow upstream from Resort		385 gpm
Proposed Peak Hour Flow (Reflects 2000 Snow King Master Plan		305 gpm
Existing Max. Day Waste Water Flow (1)		106 gpm
Total Flow (QT= 385+305+71)	=	796 gpm

6) Existing Collector Capacity at the Resort Discharge

10" PE / n = 0.010 / S = 1.47%
Q = 1.49 AR 2/3 S 1/2 n Full Flow = Manning's Equation
QE.C . = 1,550 gpm Capacity of Existing Pipe = QE.C.
QT= 796 gpm
QE.C. = 1,500 fpm > QT = 796 gpm

7) Existing Town of Jackson Collector Capacity - Downstream ofResort

- Line parallel with West Karns Avenue between Mateosky Park and Flat Creek Drive MH Cl0-10
- Existing 8" clay / minimum slope downstream = 1.2 %
- Current land use designated: residential

The existing Town of Jackson Interceptor Sewers were checked for the capacity of three times the future maximum expected average daily flow, the maximum future flows are representative of the maximum possible build-out potential of all upstream sewers in accordance with the current land use plan.

Dwelling Units Representing Potential Downstream Flows Influencing Existing Collector Capacity on West Karns Avenue.

Zone	Area	Max Density	No. of Units	Flow- May Day (gpd)
AR	12 Acre	4.6/Acre	55	24,200
NC *I* MHP	6 Lots	2 / Lot	12	5,280
PI SP	24 Acre			l0,560

Existing Downstream Max Day Flow Potential		40,040
Existing Downstream Max. Day Flow Potential	=	30 gpm
Existing Downstream Peak Hour Flow		42 gpm
* (Reflects max build-out of existing land use upstream of Park and Snow King Resort)		385 gpm
Proposed Peak Hour Flow (Reflects 2000 Snow King Master Plan)		305 gpm
Existing Peak Hour Flow (1)		106 gpm
Potential Total Peak Hour Flow at MH CI 0-10		838 gpm

Existing Collector Capacity

8" Clay / n == 0.013 *I S* = 1.2 %
Manning's equation for Full Flow
0 = 1.49 A R2/3 S I/ 2 n = 593 gpm
593 gpm < 830 gpm

Therefore, 8" existing TOJ sewer main must be replaced with new 1O" main, approximately 1,200 LF

The peak hour flows for maximum build-out and the proposed Snow King facilities exceed the downstream Town of Jackson 8-inch diameter collector by 245 gpm. Expansion in accordance with the Master Plan beyond a potential flow of 593 gpm will require approximately I 200 linear feet of existing Town of Jackson interceptor to be replaced with a l0-inch diameter interceptor. The interceptor could be replaced upon reaching 80 percent of the 593 gpm that exceeds the 8-inc h interceptor's capacity. This would allow the Town of Jackson and Snow King Resort to plan and acquire the funding required to replace this line. The Town may be interested in creating a joint investment account that both parties could contribute to annually, raising and sharing the cost. of the infrastructure replacement. It would be of great benefit for the Master Plan to indicate rate of development, so that a proper fund could be established that would accrue at a rate equal to the anticipated replacement occurrence.

Note :

Town of Jackson WWTF Flows Indicate

- Max day = 2 * Avg day
- Max hour = 2.7 * Avg day

Snow King Master Plans Calculations Utilize

- Max day = 2 * Avg day
- Max hour = 4 * Avg hour

TOJ Line Capacity Calculations Utilize

- Max day = 2 * Avg day
- Max hour = 3 * Avg day

D. Storm water Management Plan

A complete storm water management program contains many elements including on-site infiltration and detention, collection, and transport systems. The Snow King Resort Storm water Management Plan was developed to meet several major objectives associated with post-development storm water runoff. The most critical is to convey storm water away from developments, thus diminishing the water buildup from minor storms and damage that can be associated with major storms.

Storm water Runoff Design Conditions

The methodology for calculating peak rate of runoff from undeveloped and developed areas and runoff storage is "Rational Method." Runoff calculations are based on the Jackson Intensity Duration Frequency data CIA "RATIONAL METHOD"

Find: Rainfall intensities for 10-year and 100-year events.
Find: Max allowable pre-development release for 100-year storm event.

The rational method assumes that the maximum flow will occur at the time when all of the runoff flows from the contributing watersheds reach the outlet.

Existing Site Conditions (In Acres)

Sub- Area	Total Area	Pervious Area	Impervious Area
l	4.51	13.50	1.03 (Roof &Asphalt)
2	4.96	4.52	0.044 (Dirt)
3	5.28	5.28	0.00
4	13.09	12.09	1.00
5	13.55	10.27	3.28 (Roof &Asphalt)
6	17.70	16.70	1.00 (Dirt)

Pre-Development Runoff Summary

Sub-Area	Time of Concentration (min)	10-Year Event (CFS)	100-Year Event (CFS)
1	20.3	3.88	6.09
2	24.9	1.23	1.93
3	22.2	1.08	1.69
4	28.4	2.82	4.51
5	22.3	5.11	8.02
6	29.8	3.48	5.52

Pre-Development Runoff and Conditions

Assume 100% pervious surface conditions
C= 0.3 for undeveloped with sparse grass

Time of concentration

$$Tc = \frac{1.8\,(1.1-C)\,VL}{(S)\,\wedge\,1/3} = \frac{1.8\,(1.1-0.3)\,V2200}{(15)\,\wedge 1/3} = 27.4 \text{ min}$$

Rainfall Intensity: 10-Year 0.89 in / hr
100-Year 1.40 in / hr

QIO = 0.3 (0.89) 69 18.45 CFS
QIOO = 0.3 (1.40) 69 28.98 CFS

Post-Development Runoff and Conditions

No development shall cause adjacent landowners, water courses or conduits to receive storm water runoff from the proposed development at a higher peak flow rate than would result from the same storm event occurring over the site if the land was in its undeveloped condition. The storm events considered will be for a 10-year and 100-year event.

Post-Development Site Conditions

Sub-Area	Total Area	Pervious Area	Impervious Area
1	14.51	6.22	8.29
2	4.96	1.06	3.90
3	5.28	2.72	2.56
4	13.09	9.29	3.80
5	13.55	11.13	2.42
6	17.70	16.07	1.63

Post-Development Runoff Summary

Sub-Area	Total Area	Pervious Area	Impervious Area
1	20.31	9.32	14.63
2	31.71	2.98	4.72
3	28.1	2.45	3.92
4	13.09	9.29	3.80
5	13.55	11.13	2.42
6	17.70	16.07	1.63

Storm water Runoff Summary

Sub-Area	Acres	Post-Dev. Runoff (CFS)	Minimum Diameter Storm Pipe (3 CFS)	Design Release	(CFS)
I	14.51	14.63	24"	9.67	6.09
2	4.96	4.72	15 "	3.12	1.93
3	5.28	3.92	15"	2.59	1.69
4	13.09	7.23	18"	4.78	4.51
5	13.55	7.15	1 8"	4.71	8.02
6	29.80	5.99	15 "	4.10	5.52
		43.65	Mass Cale. -	28.98	
				Ind. Cale.	27.76

27.76 Max allowable release- 100-year event base

Storm water subsurface facilities are required to carry the runoff from a 25-year storm event as minimum design criterion. Storm water surface facilities shall be sized to handle additional runoff from the 100-year storm event as a minimum.

Non-contaminated storm water from roofs and landscaped areas shall be designed to flow into natural detention areas. These designed detention areas shall be sized to accommodate the 100-year storm event. The rate of flow leaving these detention areas shall not exceed the pre-development rate for the 10-year to 100-year storm.

Sub-Area Release and Storage Summary - 100-Year event

Sub-Area	Acres	Re lease (CFP)	Storage Volume (CF)
1	14.51	6.09	5,987
2	4.96	1.93	3,135
3	5.28	1.69	2,085
4	13.09	4.51	1,545
5	13.55	4.71	966
6	29.80	5.52	50

Previous calculations show that a 36" pipe in a 4' x 5' percolation trench provides 10.05 CF/LF storage. 24"provides 7.43 CF/F: storage.

Sub-Area	Volume	Length 36"	24"
1	5,987 CF	596 LF	806
2	3,135	312	422
3	2,085	208	281
4	1,545	153	208
5	966	96	130

Storm water runoff generated by the 1 -year to 10-year storm events on roads and parking areas shall pass through treatment facilities to remove and trap settleable solids and floating petroleum products from the storm water as practical without resuspension of contaminants by runoff from subsequent storm events. Storm water runoff generated by the 10-year to 100-year storm evens shall bypass the treatment facilities and proceed directly to the Town of Jackson collection facilities, but shall not discharge at a rate greater than the pre-development rate for the 10-year to 100-year storm event.

Storm water runoff from the Forest service property shall be naturally diverted around Snow King Resort utilizing resort facilities to handle mountain runoff for the 100-year storm event.

The Resort Master Plan should incorporate detention basins of volume as shown in the 100-year storage summary table. Additional infrastructure will then carry overland flow not detained on site. The Storm Water infrastructure shall be sized to accommodate 100-year event storms and be incorporated with the existing Town of Jackson Storm Water Infrastructure.

E. Other Utilities

The Site is supplied with sufficient capacity of electrical, gas, telephone and cable television lines. Expansion of these utilities will be available as expansion occurs. Within the site, the Snow King Resort Master Association will administer private telephone, internet, broadband satellite /cable TV lines and construct additions as needed. In cooperation with the Town of Jackson, the Applicant is undertaking an expansion of the snowmaking water capabilities during the summer of 2000. The mountaintop west electronic site was expanded during the 1999 summer to allow for additional wireless telephone and high-speed internet equipment. Additional room is available at this site for future expansion to serve the Resort and the community at large.

F. Additional Conditions

At the time of approval of this Master Plan, the following conditions were included as part of the approval:

The applicant shall be responsible to complete offsite storm drainage improvements necessary to convey storm water flows from the site to the Kelly Avenue drainage system and, if warranted based on the provided engineering analysis, complete improvements to the Kelly Avenue drainage system that are a consequence of the development within the Snow King Master Plan.

To facilitate the conveyance of storm water flows between the Kelly Avenue storm drainage system and Snow King Estates, the applicant shall provide the Town with a storm drainage easement in the easterly area of the site. The easement location and language shall be mutually agreed to by the Town and the applicant.

An additional water system analysis and information shall be provided and approved by the Town Engineer. The additional information shall be provided with and without the Town's system supplying snow making water and shall include but not be limited to: a comprehensive Town water system hydraulic model which indicates the adequacy of the existing Town system at the estimated build out date of the development, a review of available fire flow capacities in the area of the resort at build out, a review of the water velocities produced in transmission pipes which are 8 inches in diameter and less, an analysis of the existing Town storage capacity, a summary of the installation of the proposed high pressure zone, calculations indicating the size of the proposed storage tank preliminary pump sizing calculations and an implementation plan for onsite systems.

The applicant shall be responsible to ensure that under, the additional water demands created from the developments build out, the Town's system shall remain in compliance with DEQ water system regulations and Town ordinances.

The applicant shall insure that the Town's right to inspect onsite water systems is maintained.

Sanitary sewer systems completed shall be constructed, tested and maintained in accordance with DEQ and Town standards.

The applicant shall insure that the Town's right to inspect onsite sewer systems is maintained

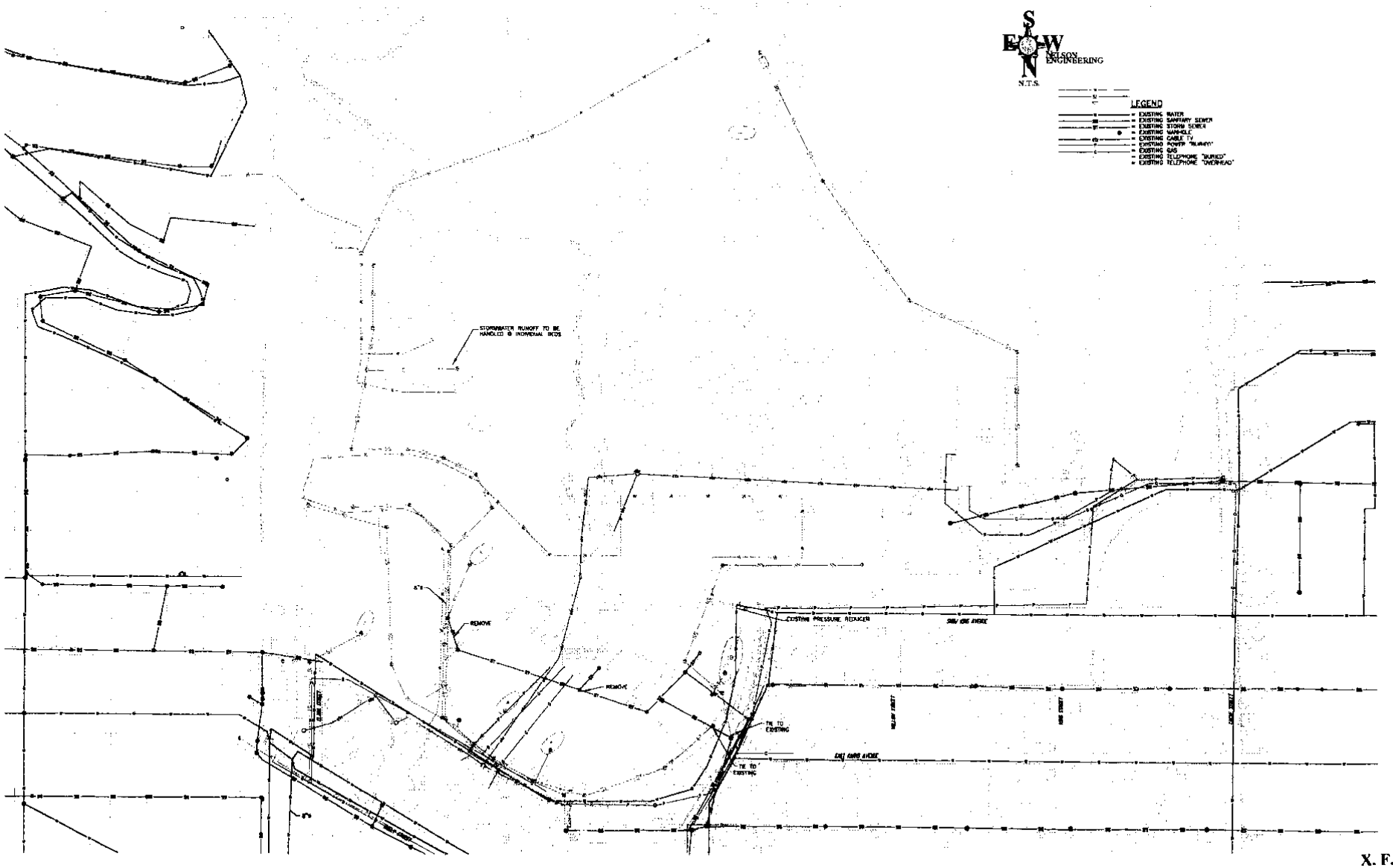
The applicant shall be required to provide the Town with financial mitigation fees for the completion of the Willow Street corridor (from Snow King Avenue to Broadway Avenue) and the intersection of Snow King/Willow.

The amount collected shall be based on the calculated increased levels of traffic and pedestrian impacts created from the development together with the estimated project completion costs for roadway, curb, pedestrian and landscaping improvements. The improvements required shall be based on the preliminary design as completed in the year 2000 charette process. The mitigation fee to be provided to the Town shall be based on the estimated project costs required to complete the corridor work at the time the fee is due. Any improvements to the Willow Street corridor that are completed by others prior to reaching the levels of new development described below are not to be included in the calculations of mitigation fees. The mitigation fees shall be provided to the Town in cash at the time the levels of development are reached and prior to issuance of building permits.

The total new square footage allowed under the original master plan is estimated to be approximately 700,000 SF. This new square footage does not include the existing hotel building or the Love Ridge development. As such the mitigation fees shall be forwarded to the Town as follows:

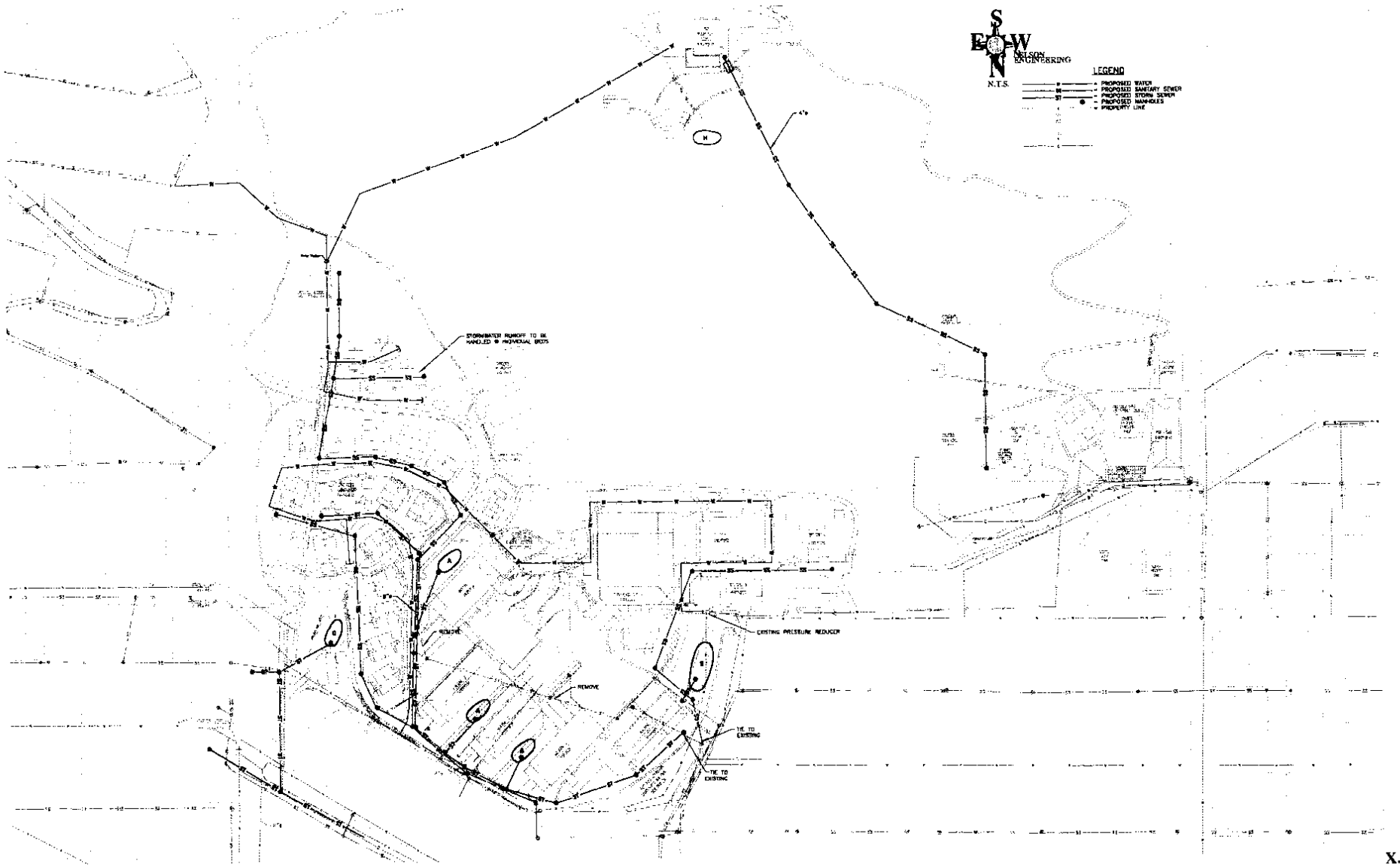
At 400,000 SF of new development: The applicant shall provide an additional mitigation fee in the amount of 15% of the total estimated project cost required to complete the Willow Street corridor.

At 600,000 SF of new development: The applicant shall provide an additional mitigation fee in the amount of 15% of the total estimated project cost required to complete the Willow Street corridor.



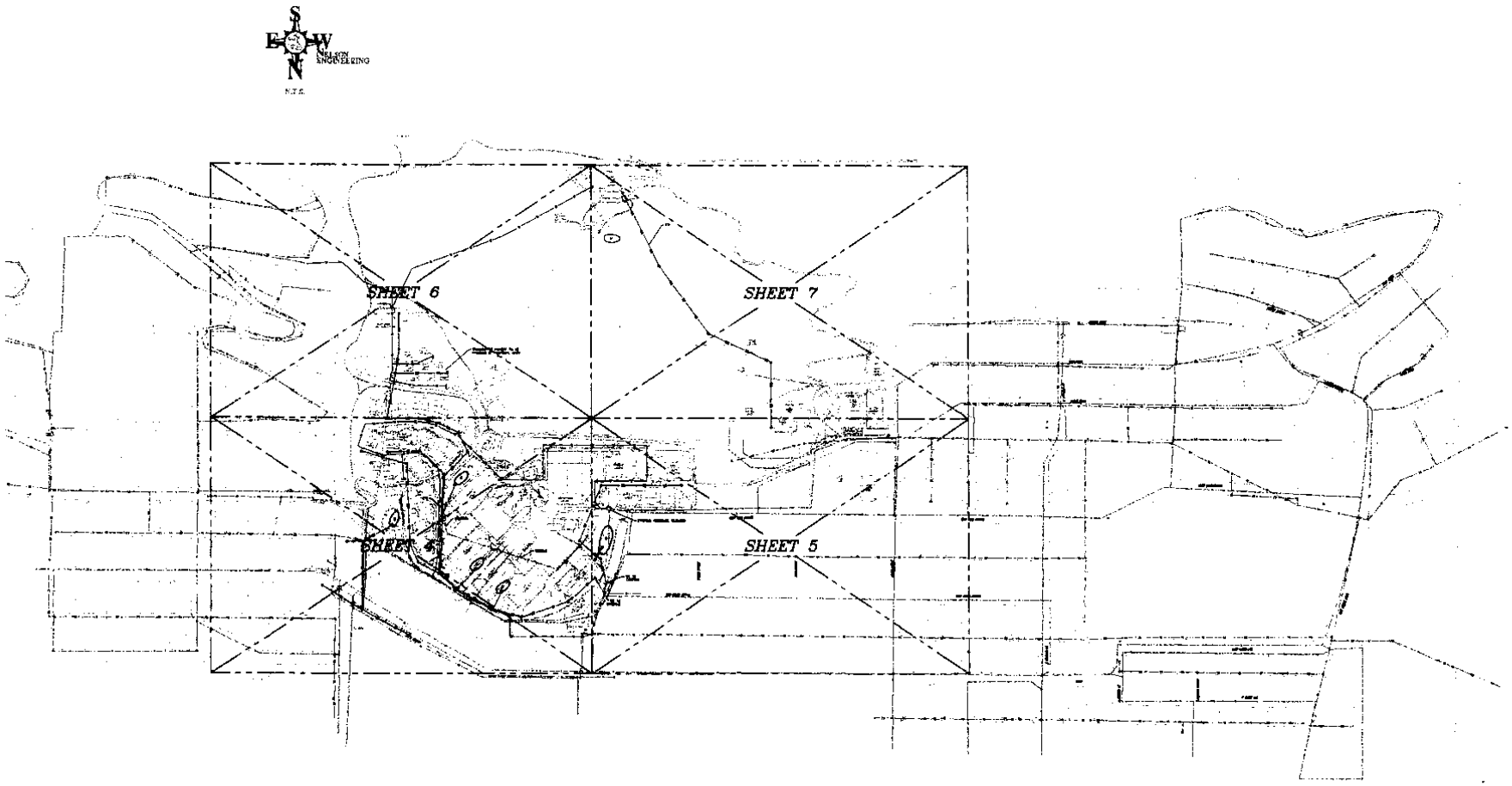
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EXISTING UTILITY PLAN



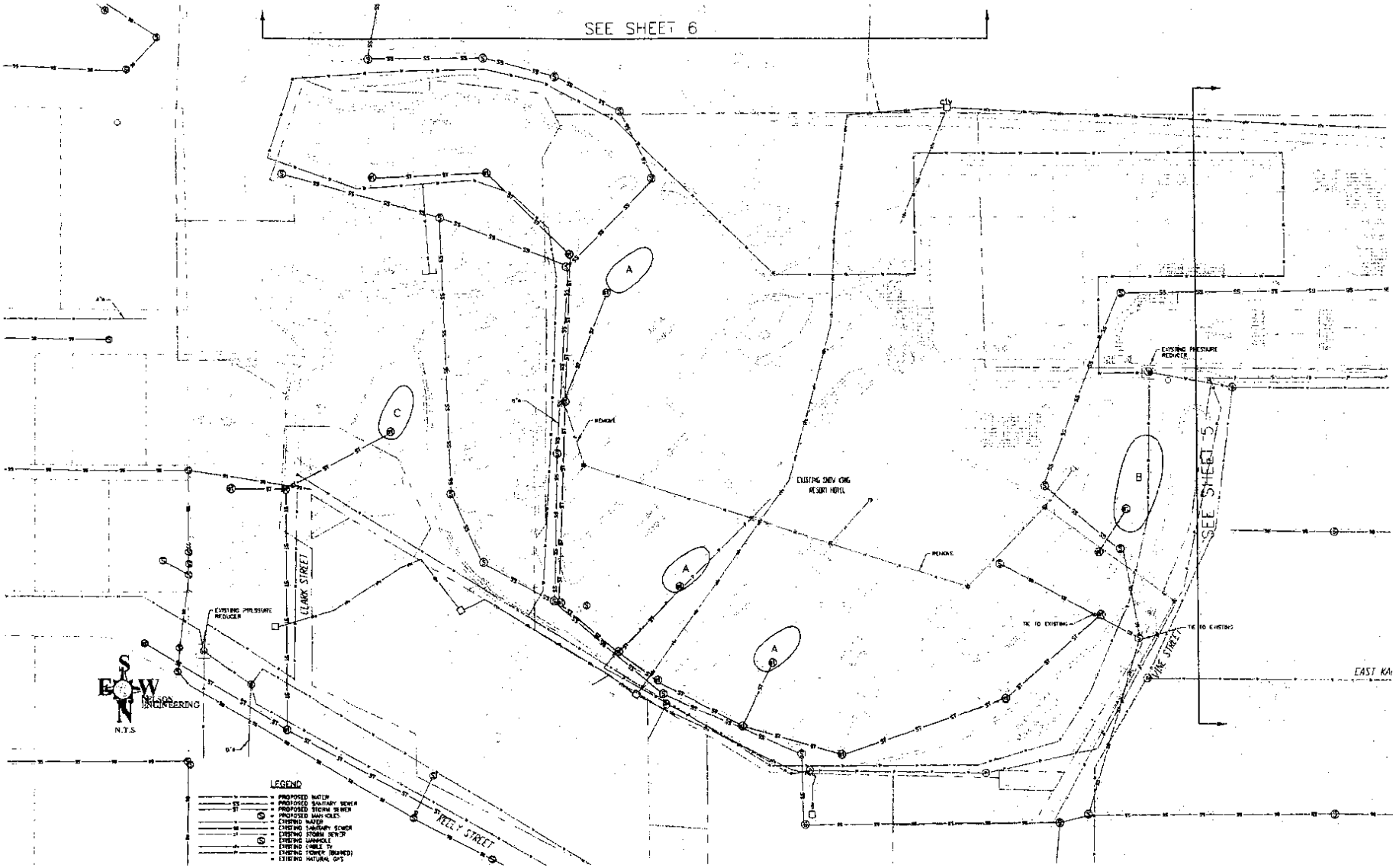
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PROPOSED UTILITY PLAN



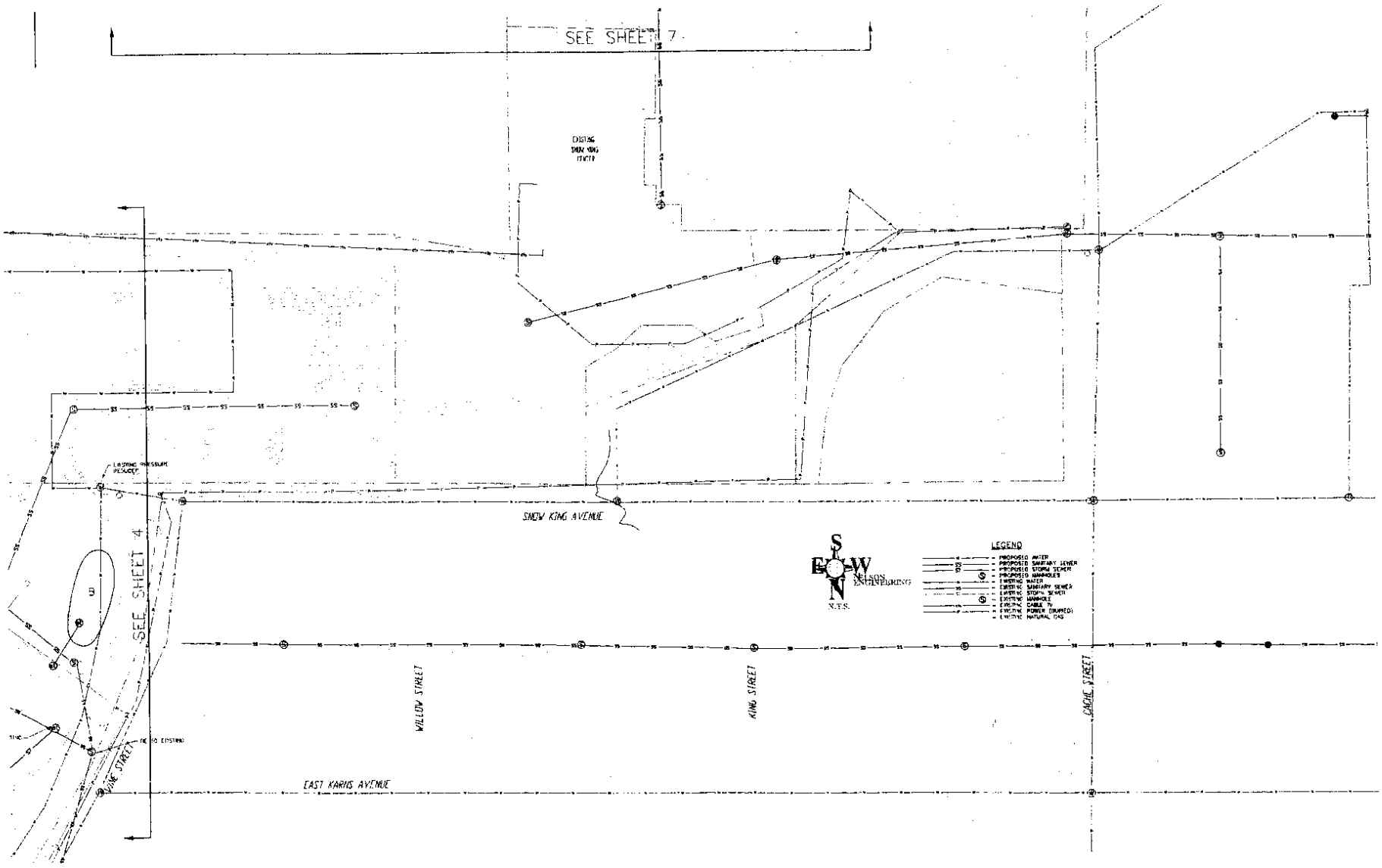
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ENLARGED PLAN INDEX



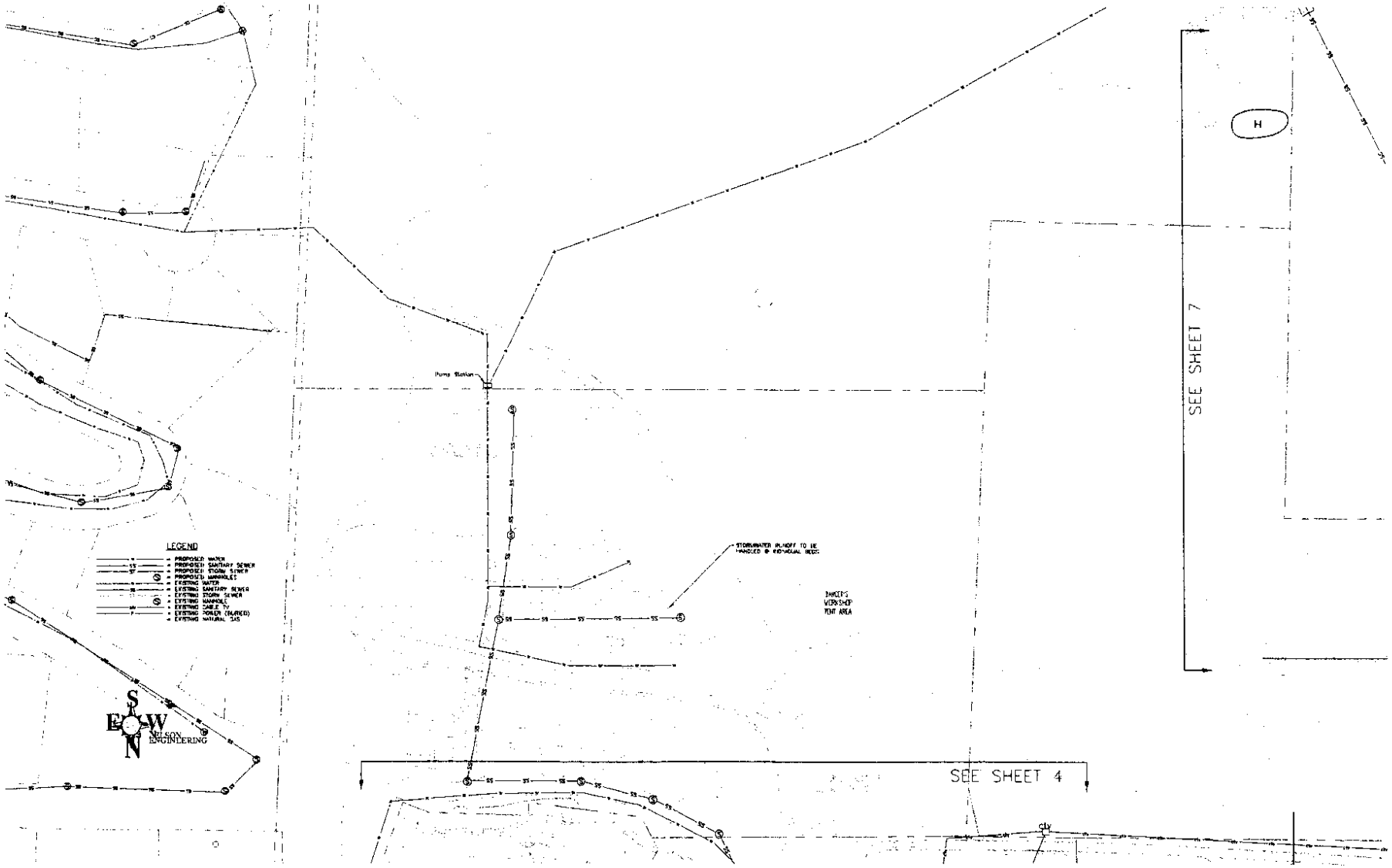
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ENLARGED PLAN – SHEET 4



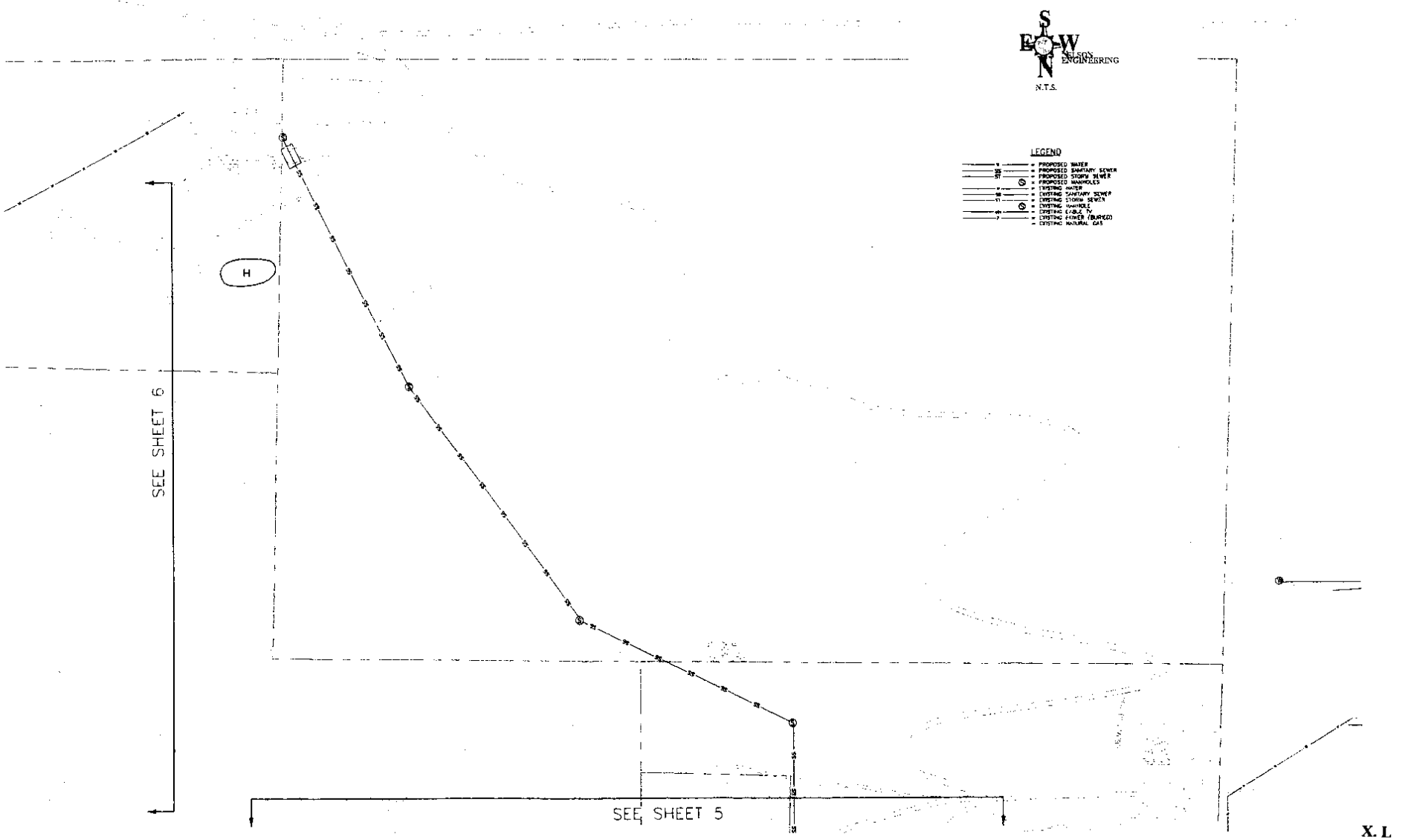
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ENLARGED PLAN – SHEET 5



X. K

ENLARGED PLAN – SHEET 6



X. L

ENLARGED PLAN – SHEET 7

XI. PHASING AND THE SNOW KING RESORT MASTER ASSOCIATION

The PRD regulations require a phasing plan and an explanation of relevant management policies and procedures that will guide the implementation of the master plan. The phasing plan must include performance objectives and must be sufficient to assure that development will take place in a logical sequence and that an adequate monitoring program is in place to determine the accomplishment of proposed remedies and mitigation measures for projected impacts.

Snow King will develop the property in phases and in a well-balanced manner. While there is no specific timeline and individual phases will be constructed according to market demand, Snow King will ensure that all facilities required for the convenience of guests, public safety and mitigation of any negative impacts are constructed in a timely and concurrent fashion and follow a logical sequence. As additions are completed, the entire infrastructure and other required performance components for each phase will be in place and performance standards will be adhered to. These components include utilities, parking, housing and transportation elements that will be developed in increments in tune with commercial, lodging and other development. When any of these components are built in excess of the required needs of a particular phase, and in excess of the cumulative needs to date, this excess will be credited towards the requirements of future phases. Final Development Plans for each building or phase will address the specific impacts and required mitigation associated with it.

The Snow King Resort Master Association (SKRMA) will oversee the proper phasing and administration of all development within the Resort District. The intent of this organization is to have one voice represent the Resort District, to ensure that adequate monitoring programs are established for development within the district and for the required SKRMA fee assessment, collection and expenditure.

SKRMA will be controlled by the landowners in the District and will ensure that development occurs in groups, or bundles, that ensure a well-balanced development. SKRMA is managed by a Board of Directors consisting of up to seven members elected by the District property owners, with voting based on assessed valuation as described in the Board bylaws. SKRMA will assign responsibilities and cost-sharing among entities other than the applicants. SKRMA will provide an annual report to the Town of Jackson that includes, but is not limited to, current membership and contact information, phasing plan compliance, and financial information.

The responsibilities of SKRMA include, but are not limited to the following:

- Serving as the conduit for all major development applications within the Resort District.
- Assessing dues and fees for landscaping, snowplowing, and common area road repairs within the district.
- SKRMA is tasked with the responsibility of carrying out the Transportation Demand Monitoring plan associated with this Master Plan and submitting results as required to the Town of Jackson.
- The organization will have one primary point of contact for all inquiries, billing, and organizational requests. SKRMA will exist in perpetuity to oversee the administration and development plans of the Resort District and to ensure that resort commitments within this Master Plan are transferable to all future owners of property within the District.
- SKRMA is ultimately responsible for ensuring all parties within the Resort District install, maintain, and operate all private infrastructure including water, sewer, stormwater, and roads within the district.
- SKRMA members will pay dues on an annual basis to cover costs associated with the management and operation of the organization. In July, 2019 SKRMA adopted a required minimum District-wide fee as set forth in the conditions of approval ("SKRMA Fee"). This minimum required SKRMA Fee shall be assessed as set forth in the conditions of approval. This minimum required SKRMA Fee will not be assessed on Uses that solely take place on United States Forest Service property irrespective of where a ticket for that Use is purchased as described in the conditions of approval. All property owners within the Planned Resort District

shall contribute the required minimum SKRMA fee to SKRMA via this District-wide fee structure.

- Implementation and monitoring of the Transportation Demand Management Plan, Housing Mitigation Plan, adherence to Design and Dimensional Limitation Plans and will act as the Architectural Review Board for the Snow King Planned Resort District. The Snow King Resort Master Association will be responsible for building or providing all required improvements or services as needed according to the phased development commensurate and coincidental with phases of the resort's development.
- SKRMA will be empowered to either own or have others build and own, as well as to maintain, employee housing, parking areas and structures and other infrastructure. All roads, pathways and utilities within the extent of this Master Plan will remain private.
- SKRMA will act as a Master Association for all the property owners within the district with respect to common utilities, safety, transportation, employee housing and parking.
- SKRMA will coordinate members to manage snow removal, lighting, signing, construction and maintenance of common roads.
- SKRMA shall ensure that private shuttle service continues to be offered from the Resort District to downtown Jackson, the Jackson Hole Airport and to Teton Village. If SKRMA is unable or elects not to provide private shuttle service as provided herein, SKRMA must provide a reasonable and equitable contribution to START as determined by the START Board, Town Council and SKRMA and based upon a defined metric of ridership by Resort District guests.
- SKRMA will serve as the vehicle for pre-screening any final development applications prior to presentation to the Town of Jackson for final development approval. All Final Development plans submitted for review by the Town shall be first reviewed and approved by the Snow King Resort Master Association.
- Ultimately, SKRMA will act as a pseudo improvement district and be entitled to assess and collect dues and assessments from all property owners, renters, resort guests and from any entities performing management functions, owning property or obtaining revenues within this Planned Resort District. These dues are intended to cover all of SKRMA's costs including various mitigation plans, constructing and maintaining any improvements that are its responsibility.

All areas and developments within the resort district will be encouraged to participate as members of SKRMA. This SKRMA fee funding mechanism will serve to maintain the minimum resources required for the maintenance of the Resort District. The SKRMA Fee will be used at the discretion of the SKRMA board for communal improvements, repairs, and maintenance, marketing, events, or other Resort District obligations. It is to be noted that these funds are not to be construed solely as a funding mechanism for the ski area only, but rather as a reserve to ensure that the District can maintain compliance with all obligations of the Master Plan.

Upon the Jackson Town Council's approval of this Master Plan area Amendment, SKRMA shall assess a minimum of a 1% fee ("**SKRMA Fee**") on the following uses identified in the Master Plan area (collectively, "Uses"):

a. Non-residential uses as defined in the Master Plan except for Institutional Uses in LDR, Section 6.1.8;
b. Commercial Amusement;
c. Indoor Recreation;
d. Home and Temporary uses;
e. Outdoor Amusement/Recreation;
f. Agricultural Uses;
g. Tour Operators/Outfitters;
h. Temporary Uses; and
i. Special Events.

Uses that occur exclusively within the Master Plan area or Uses that occur both within the Master Plan area and on adjacent United States Forest Service property must be assessed the SKRMA Fee. The SKRMA Fee is not required to be assessed on Uses that solely take place on United States Forest Service property irrespective of where a ticket for that Use is purchased (by way of example only, if someone takes the Rafferty lift to access the ropes course, the Rafferty lift ticket is subject to the SKRMA Fee, but the ropes course ticket is not). The SKRMA Fee shall be used at the discretion of the SKRMA Board as a funding mechanism to maintain the Resort District and satisfy SKRMA's obligations under the Master Plan.

To ensure the ski lifts operate as provided herein, SKRMA shall maintain a $500,000 reserved fund generated by the SKRMA Fee ("**Reserved Fund**"). The Reserved Fund shall only be used by SKRMA to ensure the ski lifts operate as provided herein. The Reserved Fund shall be adjusted for inflation every 3 years in accordance with a Denver-based, or other more specific, Consumer-Price Index as approved by the Town. The Reserved Fund shall be established within 3 years of the date the SKRMA Fee is first collected and the SKRMA Fee shall exclusively be used to achieve the $500,000 balance until the Reserved Fund is fully funded. At all times when the Reserved Fund is fully funded, the SKRMA Fee is unrestricted for SKRMA use. If the SKRMA Fee is unable to generate sufficient income to replenish the Reserved Fund by the next required annual report, SKRMA must designate a line of credit to guarantee the $500,000 in the Reserved Fund or add funds from any other source within 3 months.

Summary of Snow King Resort Master Association Commitments:

Conditions of Approval

(Snow King Planned Resort District Master Plan)

1. If Snow King Resort Master Association (SKRMA) fails to comply with any of the conditions listed in these conditions of approval, in addition to any other enforcement powers granted to the Town of Jackson through the Land Development Regulations ("LDRs") and Jackson Municipal Code, the Town of Jackson may withhold pending building permits (including permits for remodels and maintenance) for any development within the Master Plan area.

2. Upon the Jackson Town Council's approval of this Master Plan area Amendment, SKRMA shall assess a minimum of a 1% fee ("**SKRMA Fee**") on the following uses identified in the Master Plan area (collectively, "Uses"):

a. Non-residential uses as defined in the Master Plan except for Institutional Uses in LDR, Section 6.1.8;
b. Commercial Amusement;
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3. SKRMA shall provide an annual report to the Town of Jackson by June 15 of each year, for the prior April 15 to April 15 year period, which shall include the following information:
a. Phasing plan compliance;
b. Confirmation that the SKRMA Fee (as defined herein) has been collected;
c. The current balance of the SKRMA Fee fund,
d. The current balance of the Reserved SKRMA Fund (as defined herein);
e. A list of the categories of expenditures that over the previous April 15 to April 15 year period the SKRMA Fee has been spent on within the Resort District (not including specific dollar amounts);
f. SKRMA Board composition and contact information;
g. Status of the SKRMA organization with the Secretary of State;
h. The current SKRMA membership and contact information;
i. Any irregular avalanche control the previous ski season;
j. Confirmation of whether the ski lifts operated an average of 49/hours a week for the previous ski season;
k. Information regarding the private shuttle service, if provided, and if not, the financial contribution SKRMA made to START the previous year; and
l. Information on special events with the Resort District which have more than 200 guests including, but not limited to, the number of events, the location of each event, any complaints received from neighbors outside the Resort District, and the type of event.

4. SKRMA shall ensure that private shuttle service continues to be offered from the Resort District to downtown Jackson, the Jackson Hole Airport and to Teton Village. If SKRMA is unable or elects not to provide private shuttle service as provided herein, SKRMA must provide a reasonable and equitable contribution to START as

determined by the START Board, Town Council and SKRMA and based upon a defined metric of ridership by Resort District guests.

5. SKRMA shall provide a Transportation Demand Management (TDM) report to the Town of Jackson every 3 years, starting 3 years from the date the Master Plan Amendment is approved by Jackson Town Council.

6. SKRMA shall ensure the ski lifts operate an average of 49 hours per week between December and March, barring unforeseen weather conditions; mechanical failures; acts of God; operational challenges outside the control of SKRMA or the ski mountain operator that necessitate deviation. The hours of operation shall include accommodation of key user groups including, but not limited to, the Doug Coombs Foundation and the Jackson Hole Ski and Snow Board Club.

7. To ensure the ski lifts operate as provided herein, SKRMA shall maintain a $500,000 reserved fund generated by the SKRMA Fee ("**Reserved Fund**"). The Reserved Fund shall only be used by SKRMA to ensure the ski lifts operate as provided herein. The Reserved Fund shall be adjusted for inflation every 3 years in accordance with a Denver-based, or other more specific, Consumer-Price Index as approved by the Town. The Reserved Fund shall be established within 3 years of the date the SKRMA Fee is first collected and the SKRMA Fee shall exclusively be used to achieve the $500,000 balance until the Reserved Fund is fully funded. At all times when the Reserved Fund is fully funded, the SKRMA Fee is unrestricted for SKRMA use. If the SKRMA Fee is unable to generate sufficient income to replenish the Reserved Fund by the next required annual report, SKRMA must designate a line of credit to guarantee the $500,000 in the Reserved Fund or add funds from any other source within 3 months.

8. Snow King Mountain Resort, LLC ("Snow King Mountain") is the current owner of all recreational improvements. Snow King Mountain shall not sell off individual recreational improvements to different owners. This condition shall not prevent Snow King Mountain from selling all of Snow King Mountain's recreational improvements to a different owner.

9. Building permits within Sub-Area #2 shall not be issued until construction has commenced on an aerial tramway (i.e. gondola). Nor shall the proposed zip-line in sub area #4 be allowed to open until construction of the gondola has commenced. Notwithstanding the foregoing, if SKRMA proceeds with its application and construction of a gondola in good faith, this condition shall not take effect if a regulatory or judicial circumstance prevents SKRMA from building the gondola. Further, this condition shall be void if the Town and SKRMA fail to come to agreement on a lease for the landing of the gondola by August 1, 2020.

10. SKRMA shall continue to engage in discussions with the Town and property owners in Sub-Area #2 on a shared parking arrangement between Sub-Area #2 and the Town's Phil Baux park property. SKRMA must enter into a shared parking agreement with the Town of Jackson by December 31, 2020 so long as both parties are continuing to negotiate in good faith. The shared parking agreement shall include, at least but not limited to, provisions regarding construction and maintenance of the shared parking areas, snow removal from said areas and storm water system installation and maintenance.

11. SKRMA shall continue to engage in discussions with the Town regarding a Mountain Sports Center and second sheet of ice within the Master Plan area but shall not be obligated to construct or provide land for a Mountain Sports Center or second sheet of ice. The conceptual maps included in the Master Plan currently show a proposed location for the Mountain Sports Center in Sub-Area #5, though this location may change. A Mountain Sports Center, ice rink, affordable or workforce housing, and a maintenance facility shall be permitted by right within Sub-Area #5. All other uses within Sub-Area #5 shall require a conditional use permit.

12. SKRMA shall provide updated information for Chapter 10 of the Master Plan, by December 31, 2020, specifically with respect to the current conditions within the resort district, including updated maps, and discuss the current capacity utilization compared to the potential buildout capacity. This information shall be kept on file at the Town and may incorporated into the Master Plan at a later date.

IX. COMMUNITY SERVICES ELEMENT

Introduction

The PRD regulations include an optional Community Services element to describe the interrelationship between the district and the community. It is recognized that community services are an important part of maintaining the balance between visitors and residents and can contribute significantly to the quality of life of the community.

Community involvement is of paramount interest to Snow King. Community service attributes are woven throughout this Master Plan and are an integral and foremost part of Snow King's vision and philosophy. Since 1939 Snow King has been a proud community partner. Being a "Community Resort" is in fact part of Snow King's Mission Statement. For over 60 years Snow King and the Jackson Hole community have had a very close and symbiotic relationship. Snow King's services to the community are well known and indisputable. Snow King hosts, assists and supports practically all of the local non-profit organizations and service clubs. Our doors are always open and our record of community assistance, involvement, dedication and good will is impeccable. Snow King is very proud of its continuous contributions to this community as a partner. This Master Plan is one more step in continuing and expanding upon this tradition.

Snow King as a Community Partner

A stated purpose and intent of the Resort District is to provide recreational opportunities that rely on indigenous natural attributes of the area. These opportunities are provided to both the community and the visitor through the development of district facilities. The unique in-town nature of these recreational amenities makes them a very important asset to town residents and visitors.

The Snow King Mountain provides a venue for the junior ski racing programs, adult ski racing as well as recreational skiing and snowboarding, both day and night. In addition, the ski area contributes to community integration through supporting efforts of the Doug Coombs Foundation to give low-income students and families the opportunity to learn to ski. On the mountain, improved snowmaking provides early season training opportunities for foreign, regional and local ski racing programs as well as for recreational skiers. The tubing park has become an extremely popular winter outdoor family activity for both locals and visitors. The ski area also accommodates many other special events such as the Town Downhill, regional and national races, and snowmobile events such as the annual World Championship Hill Climb.. As a very unique and special service, Snow King presently provides is after school ski programs with access via the activity bus to Town and Wilson schools in cooperation with the Teton County School District. Snow King has embraced the spectacular growth of uphill skiing in the wintertime through progressive policies to allow this activity and ultimately charge affordable season-long and day ticket prices. This activity will continue to be permitted into the future and where possible distinct trails and routes will be further improved for this user group.

Snow King Mountain supports Jackson/Teton County Parks and Recreation Department programs such as the annual Snow King Hill Climb Run, as well as offers reduced rates for community events and non-profit organizations such as the Teton County School District Winter Sports Program, the Doug Coombs Foundation ski programs, the Jackson Hole Ski and Snowboard Club, and Teton Youth and Family Service programs.

As part of the 2019 update to this Master Plan, Snow King Mountain may build a mountain sports center adjacent to the Snow King Center but is not mandated to do so. This sports center is envisioned to include indoor rock climbing and athletic training facilities available to the public. Snow King intends to work with and support the Jackson Hole Ski and Snowboard Club to expand and improve the existing lodge room and administrative facilities above. SKRMA is committed to working with the Town of Jackson and other partners in planning for a second sheet of ice and for the construction of a Mountain

Sports Training Facility. As part of proposed improvements at the summit of the mountain, Snow King Mountain seeks to build a planetarium and observatory that can be used for educational and scientific purposes as well as making the world of astronomy more accessible to the community. These multi-million-dollar investments into infrastructure that directly benefit the community are another direct way of demonstrating Snow King's commitment to Jackson Hole.

During both summer and winter, Snow King Mountain hosts a wide variety of athletic events and competitions for the community including uphill ski races, obstacle course races, bike races, running races, scavenger hunts, snowmobile races, and downhill ski races.

The Hagen trail connection to Cache Creek, the tubing hill and snowboard terrain park diversify and improve the winter activities while annual events, such as the Hill Climb, continue to draw large numbers of visitors. The figure skating and hockey programs have blossomed since the opening of the Snow King Center. An excellent example of public-private partnership, the Snow King Center has been successfully providing recreation and many other services to the community for over 20 years.

During the summer, Snow King provides a trail system that has become a much-used hiking, running, biking and horseback riding area for residents and visitors alike. Summer mountain improvements envision trail upgrades, pathways, outdoor pools, climbing walls, a planetarium and observatory, on-mountain dining, and additional outdoor activities. . Unlike winter uphill travel, where there are high costs associated with snowmaking, grooming, and ski patrol, summer use of the trail system for hiking on Snow King will be free to the public in perpetuity. Ultimately, Snow King desires to serve as the primary jumping off point for access to USFS trails in the greater Snow King trail system with improved trails for hikers, bikers, uphill skiers, and outdoor recreationalists of all kinds.

It must be noted that many of our community partnership activities mentioned above often come at a high cost to Snow King Resort and the operation of lodging, conference space, and on-mountain activities provide the financial and operational platform, as well as the resources necessary to support these and other community-oriented activities.

Snow King Resort has provided the largest year-round meeting and conference facilities in the county since 1976. These facilities are regularly used by virtually every community organization in Jackson Hole. In many cases, Snow King has provided the only appropriate facilities available for community events and programs.

Within the larger Wyoming community, Snow King has, over the years, hosted practically all of Wyoming's professional and trade associations as well as many statewide events, political conventions and innumerable meetings. Larger facilities will attract other Wyoming and regional gatherings that have outgrown our facilities.

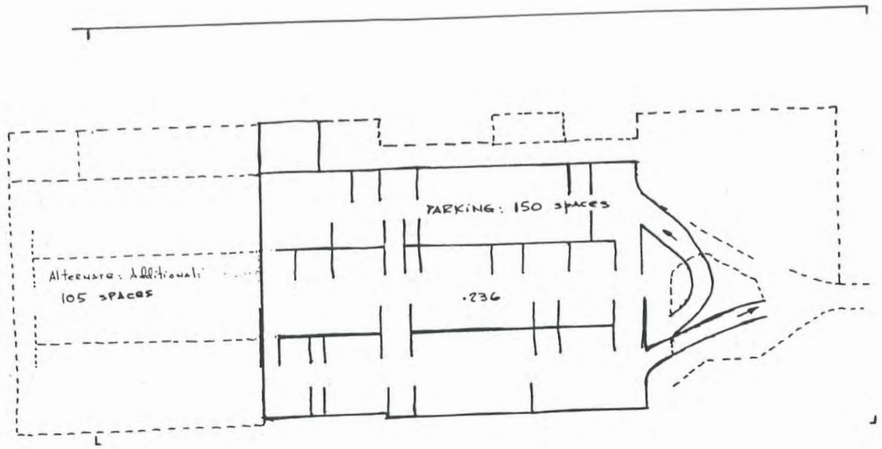
Snow King has, for many years, been one of the largest employers in Teton County. Among the large employers, we pride ourselves in maintaining a very high rate of year-round, stable and level employment. This is a valuable contribution to the stability of our local workforce.

Since the hotel opened in 1976, we have always had our doors open to a great variety of community meetings and events. We have also pioneered innovative relationships with the U.S. Forest Service, the Town of Jackson and many community organizations, such as the Jackson Hole Ski Club. Virtually every non-profit organization in Teton County uses Snow King facilities to bring people together.

Although it would frankly be tedious to list all the community groups that Snow King has assisted and cooperated with over the years, we would like to highlight some specific examples. Snow King provides discounted, and sometimes complimentary, rates for meeting and lodging rooms to a wide variety of governmental and non-profit organizations. Snow King assists arts organizations, the Jackson Hole Ski and Snowboard Club, the Doug Coombs Foundation, St. John's Hospital, the school district and many others with programs. Providing rooms for visiting speakers or artists and nameless other acts of community involvement are the norm for Snow King. Each year Snow King donates over fifty thousand dollars in complementary rooms, activities, and services to community non-profits and will continue to support these organizations into the future. Community Service is an integral part of the Snow King culture.

Every season for the past 5 years Snow King Mountain has offered locals appreciation days with free or discounted activities that are affordable to the permanent population and Snow King will continue this practice into the future as a means of supporting our community.

Since its construction, Snow King Resort has contributed to the community a lively, multi-purpose facility. Summer and winter, Snow King's facilities have encouraged visitors to step out of their rooms and into the mountains. Indoors and outdoors, Snow King has enhanced the daily life of the community from youth skiing and skating to Rotary lunches and Chamber of Commerce banquets. From catering to the desires of visitors to fulfilling community needs, Snow King's dual roles exemplify the "town as heart of the region" and our own "community resort" goals. This Master Plan intends to improve upon this dual function in the future and presents a next-generation vision of Snow King's partnership with the Jackson Hole community.



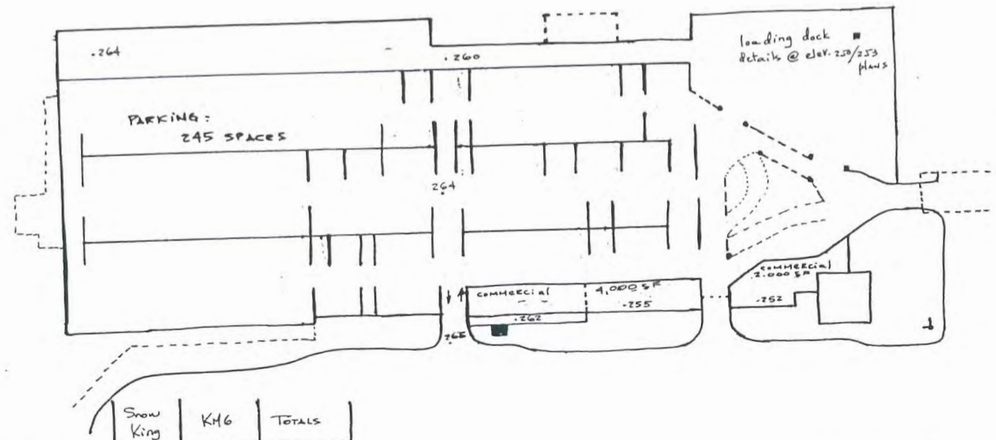
ALTERNATE - ADD

	SNOW KING	KMG	TOTALS
PARKING SPACES	28	77	105 EA
PARKING & CIRCULATION SF	14,000	28,000	42,000 SF
Mech. & SUPPORT	2,000	2,000	4,000 SF

BASE BUILDING

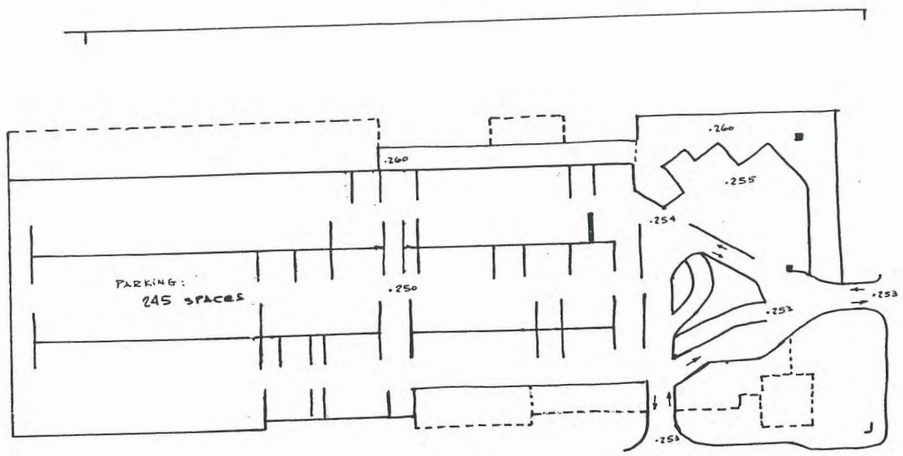
KMG: 150 parking spaces
64,000 SF PARKING & circul.
4,000 SF Mechanical & support (underg.)

Elev. 236



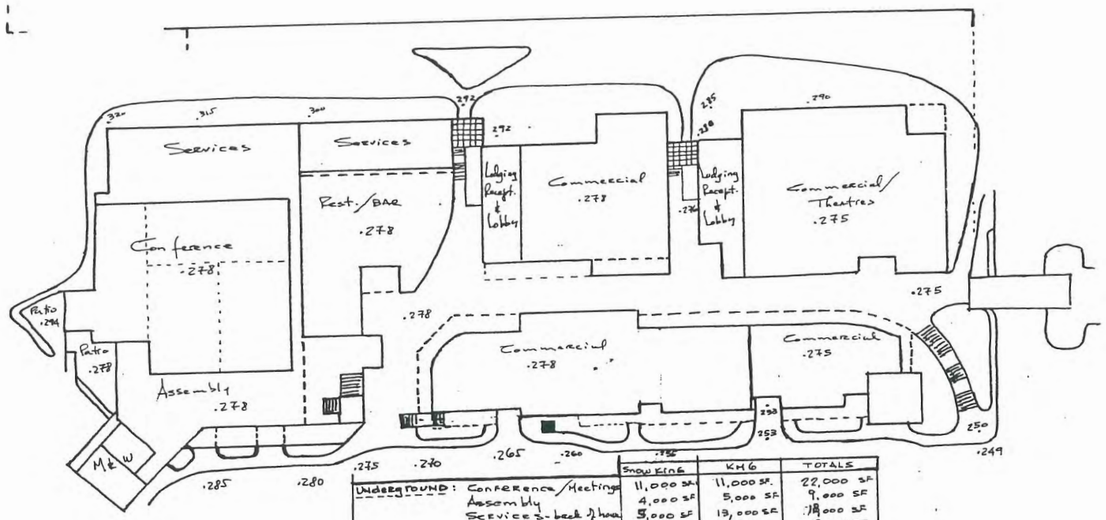
	Snow King	KMG	TOTALS
Parking Spaces	25	220	245
Parking & Circ. SF	13,000 SF	89,000 SF	102,000 SF
Undarg. Support & Mech	3,000 SF	13,000 SF	16,000 SF
Commercial	–	6,000 SF	6,000 SF

Elev. 260/264



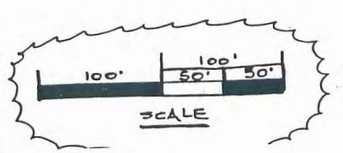
	SNOW KING	KMG	TOTALS
PARKING SPACES	25	220	245
PARKING & CIRC. SF	13,000 SF	89,000 SF	102,000 SF
UNDERG. SUPPORT & MECH.	2,000 SF	6,000 SF	8,000 SF
UNDERG. LOADING DOCK	–	22,000 SF	22,000 SF

Elev. 250/253

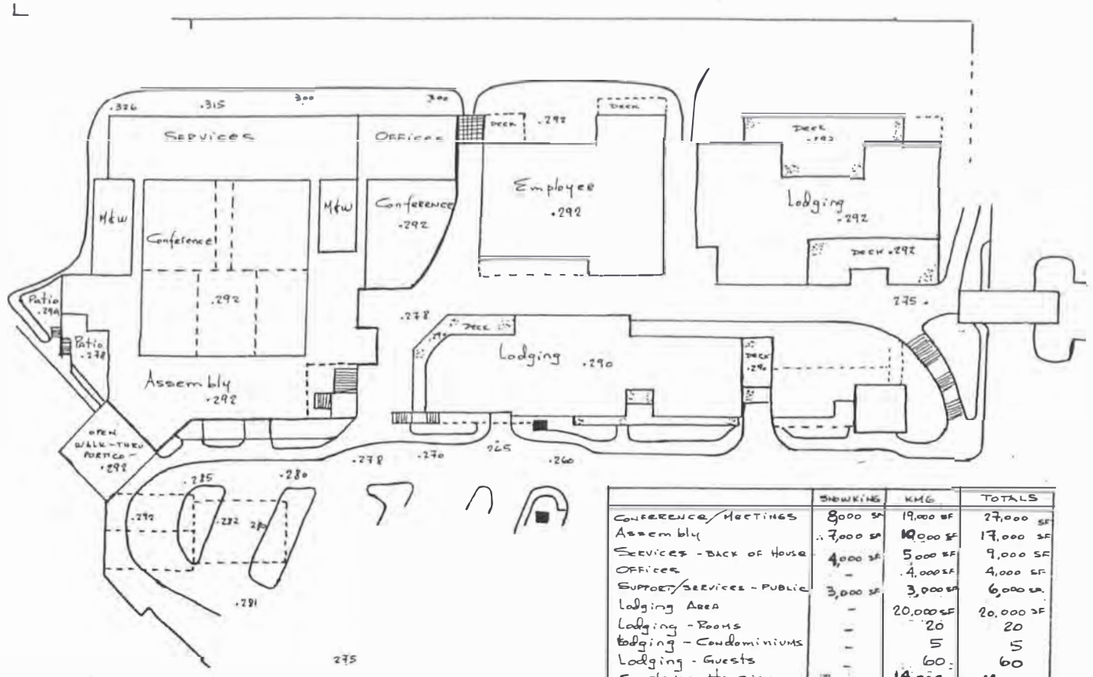


		SNOW KING	KMG	TOTALS
UNDERGROUND:	Conference/Meetings	11,000 SF	11,000 SF	22,000 SF
	Assembly	4,000 SF	5,000 SF	9,000 SF
	Services - back of house	5,000 SF	13,000 SF	18,000 SF
	Support & Service - public	2,000 SF	–	2,000 SF
ABOVE GROUND:	Commercial (F&B)	–	11,000 SF	11,000 SF
	Commercial (Luxury)	–	34,000 SF	34,000 SF
	Assembly	–	3,000 SF	3,000 SF
	Lodging lobby & Recept.	–	6,000 SF	6,000 SF
	Theatres or Commercial	–	9,000 SF	9,000 SF
GROUND COVERAGE:	Buildings	22,000 SF	111,000 SF	133,000 SF
	Landscaped Plaza	–	37,000 SF	37,000 SF
	Pathways, Sidewalks	2,000 SF	15,000 SF	17,000 SF

Elev. 275/278

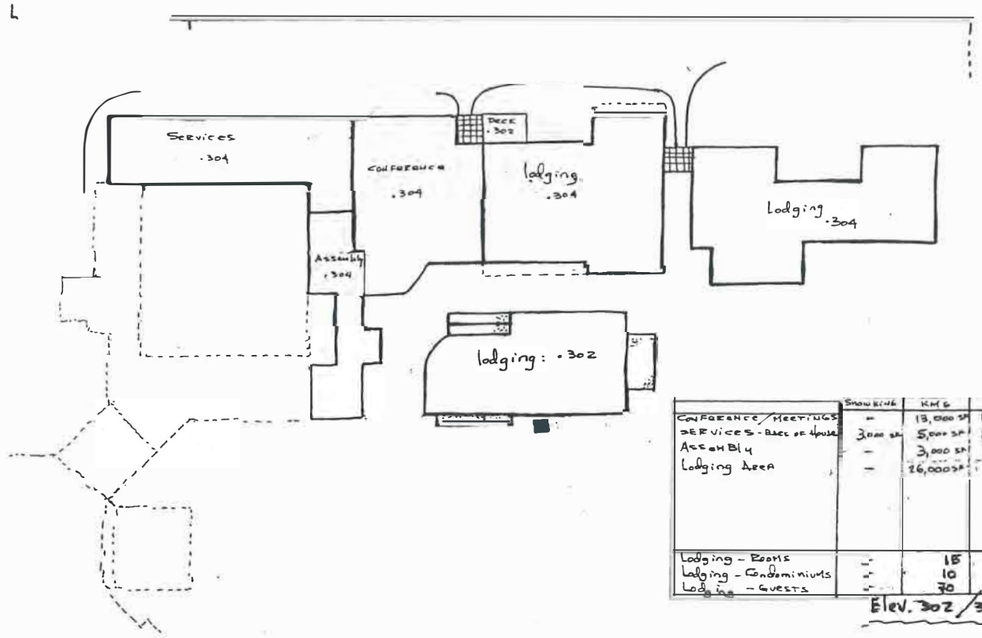


CONCEPTUAL BUILDING DESIGNS - SUB AREA 2



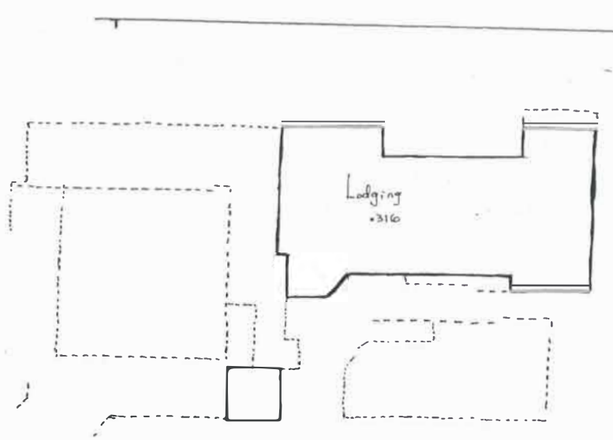
	SHOWKING	KMG	TOTALS
CONFERENCE/MEETINGS	8,000 SF	19,000 SF	27,000 SF
Assembly	7,000 SF	10,000 SF	17,000 SF
SERVICES - BACK OF HOUSE	4,000 SF	5,000 SF	9,000 SF
OFFICES	-	4,000 SF	4,000 SF
SUPPORT/SERVICES - PUBLIC	3,000 SF	3,000 SF	6,000 SF
Lodging Area	-	20,000 SF	20,000 SF
Lodging - Rooms	-	20	20
Lodging - Condominiums	-	5	5
Lodging - Guests	-	60	60
Employee Housing	-	19,000 SF	19,000 SF
	-		

Elev. 290/292



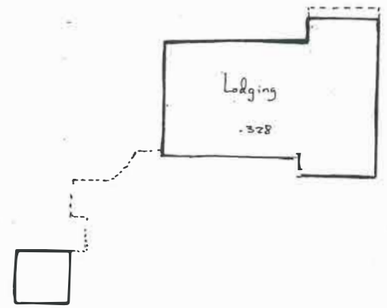
	SHOWKING	KMG	TOTALS
CONFERENCE/MEETINGS	-	13,000 SF	13,000 SF
SERVICES - BACK OF HOUSE	3,000 SF	5,000 SF	8,000 SF
ASSEMBLY	-	3,000 SF	3,000 SF
Lodging Area	-	26,000 SF	26,000 SF
Lodging - Rooms	-	15	15
Lodging - Condominiums	-	10	10
Lodging - Guests	-	30	30

Elev. 302/304



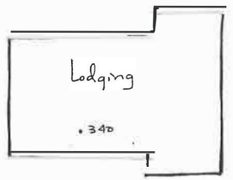
Lodging Area	KMG 16,000 SF	TOTALS 16,000 SF
Lodging - Rooms	30	30
Lodging - guests	60	60

Elev. 316



	KMG	TOTALS
Lodging Area	12,000 SF	12,000 SF
Lodging - Rooms	18	18
Lodging - guests	36	36

Elev. 328



	KMG	TOTALS
Lodging Area	12,000 SF	12,000 SF
Lodging - Rooms	17	17
Lodging - guests	34	34

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Town Council
Submitting Department:	Planning Department	**Presenter:**	Tyler Valentine
Agenda Item:	Sketch Plan for a new +/-80,000 sf Justice Center at 180 S. King Street (P25-019)	**Public Comment:**	Yes

Purpose & Policy Considerations.
A Sketch Plan is required in the Public/Semi-Public (P/SP) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with a qualifying floor area exceeding 15,000 sf. The proposed structure includes roughly 80,000 sf of qualifying floor area. A Conditional Use Permit (CUP) is also required for Institutional and Office uses in the P/SP zoning district, which will later be submitted and reviewed concurrently with the Development Plan.

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

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

Requested Action.
The applicants—Berning Property Management and Wember Owner Representative, on behalf of Teton County—are requesting approval of a Sketch Plan for a new three-story, approximately 80,000-square-foot Justice Center. The facility will house the District and Circuit Courts, Sheriff's Office, County Attorney's Office, Clerk of Court, 911 Dispatch Center, County Jail, and associated office and storage areas. The project is proposed for 180 S. King St. with the new building situated at the corner of E. Simpson Avenue and S. King Street.

Recommendations.
The Planning Director and Planning Commission recommend **approval** of a Sketch Plan for a new +/-80,000 sf Justice Center for Teton County, which includes a county jail, county courts, sheriff's office, 911 dispatch center, and associated office and storage space located at 180 S. King Street, subject to the departmental reviews attached hereto, this staff report, and the following conditions:

1. As part of the Development Plan and CUP submittal, a landscape plan prepared by a Wyoming Landscape Architect shall be provided showing at least 2 plant units that meet the intent of LDR Division 5.5. The applicant shall also further study and increase landscape screening around the building along E. Simpson Ave. and S. King St. to improve the pedestrian experience and soften the urban feel of the building.
2. As part of the Development Plan and CUP submittal, the applicant shall explore other locations for snow storage that prioritize storing snow on pervious surfaces versus impervious surfaces.
3. As part of the Development Plan and CUP submittal, the applicant shall revise the plans to show a two-way alley for its entire length.
4. As part of the Development Plan and CUP submittal, the construction management plan shall address how the proposed closure of the public alley and town-owned parking, trash, and utilities immediately south of Town Hall will be mitigated through the provision of and access to off-site parking including ADA and Electric Vehicle Supply Equipment, trash, and utilities to the satisfaction of the Town.

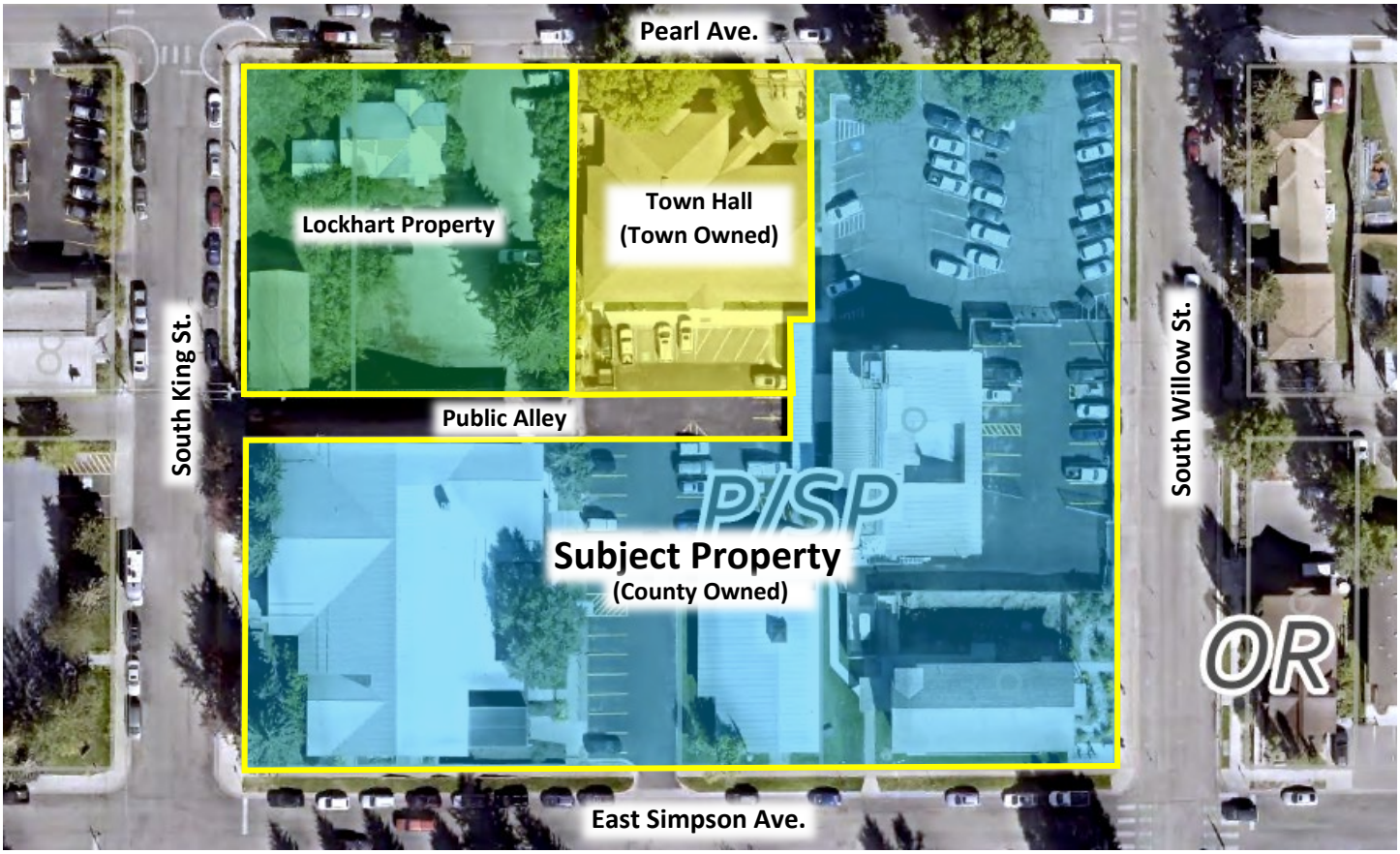
5. As part of the Development Plan and CUP submittal, the sidewalk along S. King Street shall maintain a consistent width of 6 feet throughout its entire length.
6. As part of the Development Plan and CUP submittal, the applicant shall modify the main parking lot circulation to include the removal of the east curb cut on E. Pearl Avenue with a counterclockwise circulation pattern. This includes widening the westernmost curb cut to allow two-way travel.
7. As part of the Development Plan and CUP submittal, the applicant shall provide a comprehensive internal circulation, wayfinding, and signage plan to assist the general public in effectively navigating the site and locating their intended destinations. This includes ADA parking and accessible routes to the building.
8. As part of the Development Plan and CUP submittal, the applicant shall clarify the intended use of the secured parking lot, including whether the Willow St. access will function as a primary or secondary point of entry relative to the alley.
9. As part of the Development Plan and CUP submittal, the applicant shall provide a final construction staging plan that identifies the final intended improvements to the main parking lot, the timing and duration of its closure, the location of all proposed off-site County office space and parking, a temporary solution for the loss of the Town's nine dedicated parking spaces when they are restriped, and identify locations for construction worker parking to ensure it does not impact on-site or nearby on-street spaces, while preserving availability for Town and public use as much as possible.
10. As part of the Development Plan and CUP submittal, the applicant shall provide a square footage breakdown of office uses, assembly uses, and jail-related uses for the purpose of determining the correct amount of required short-term and long-term bike parking.
11. As part of the Development Plan and CUP submittal, the County-owned property located at 140 E. Simpson Ave, which includes a 25-space parking lot for the Justice Center, shall be included in the overall project boundaries.

Key Questions

1. Does the Council find that the proposal Justice Center complies with the Design Guidelines as it relates to addressing the massing and pedestrian experience?
2. Does the Council find that the proposed circulation plan and parking provided are adequate for the proposed Justice Center, General Services building, and Town Hall?
3. Does the Council find that the construction stating plan adequately addresses and mitigates impacts on adjacent property owners, as conditioned?

Project Location.

The property is located at 180 S. King Steet and legally described as PT. LOT 2, BLK. 5, CACHE-3 (COUNTY COURTHOUSE, SOCIAL SERVICES, JAIL & PARKING LOT). An aerial photo is shown below:



Background/Project Description.

Background on the Site

The subject property (the "property") is 1.9 acres (84,400 sf), zoned P/SP, and is surrounded by E. Pearl Ave. to the north, S. Willow St. to the east, E. Simpson Ave. to the south, and S. King St. to the west. The surrounding property to the north is zoned Downtown Core-2 (DC-2), properties to the east and south are zoned Office Residential, and properties to the west are zoned Commercial Residential-1 and DC-2. The subject property is owned by Teton County and consists of four buildings: the Teton County Courthouse (32,000 sf), the Teton County Jail (16,000 sf), the Clifford Hansen Courthouse (3,800 sf), and the Teton County General Services building (11,312 sf). The property also includes the parking lot that is directly adjacent (east) to Town Hall. Currently, the property can be accessed from all four streets that surround it, including the one-way dead-end alley off S. King Street. Besides the grade change from S. King Street, which is roughly eight feet higher than the overall site, the property is relatively flat. Please refer to the map above which shows the subject property and other properties within the overall block.

According to Teton County, both the County Courthouse (built in 1964) and the County Detention Facility (built in 1984) buildings are beyond repair or renovation due to structural, safety, and accessibility issues. To remedy this situation, the community voted via the Specific Purpose Excise Tax (SPET) in 2024 to allocate $88 million to fund a new Teton County Justice Center. Below is the official SPET language for the Justice Center:

> *"$88,000,000.00 for the purpose of planning, designing, engineering, demolition of the old Jail, demolition of the current courthouse, and construction the new Teton County Justice Center including but not limited to the Teton County Detention Facility, District Courtroom and accompanying office space, Clerk of District Court office space, Circuit Courtroom and accompanying office space, Clerk of Circuit Court office space, County and Prosecuting Attorney's Office space, Teton County Sheriff's Office, and*

other office space. Any unexpended funds, including any unused contingency funds, shall be placed into a designated account, the principal and interest of which shall be used for operations and maintenance of the Teton County Justice Center. This project is sponsored by Teton County."

Staff notes that the recent LDR amendments adopted in November 2024, prompted by the Large Building Moratorium—which introduced maximum building sizes and other development standards in certain zones—do not apply to the P/SP zoning district. The P/SP zone is specifically intended to support a range of institutional and public-serving uses, such as hospitals, recreation centers, civic facilities, jails, courthouses, and schools. These uses require greater flexibility in development standards to meet their specialized needs, including larger buildings on occasion. While the subject property is not subject to maximum floor area, height, setbacks, or building size limitations, its design must still be responsive to the surrounding existing and future development context. Toward that end, the Town Design Guidelines are essential in guiding the project's form and character, addressing key elements such as bulk, scale, and massing, appropriate use and application of materials, and the quality of the pedestrian environment. For more information on how these guidelines apply to the Justice Center, please see the Design Review Committee section below.

Project Description

The applicant is seeking approval of a Sketch Plan for a new, approximately 80,000-square-foot, three-story Justice Center for Teton County. The project includes a phased demolition approach—beginning with the removal of the existing courthouse, followed by demolition of the current jail after the new facility is complete. The new Justice Center will essentially consolidate the existing courthouse and jail into a single building. The existing Clifford Hansen Courthouse on E. Simpson Avenue and the Teton County General Services building at the corner of E. Simpson Avenue and South Willow Street will remain in place and are not part of the demolition.

The proposed Justice Center will house multiple County functions, including the District and Circuit Courts, Sheriff's Office, County Attorney's Office, Clerk of Court, 911 Dispatch Center, County Jail, and associated office and storage spaces. The courthouse and related offices will operate Monday through Friday from 9:00 AM to 5:00 PM, while the Sheriff's Office, jail, and 911 center will operate continuously, 24/7. According to the applicant, the current staffing demand for the Justice Center is 104 employees, with projected growth to 126 employees over the next 25 years.

The proposed building will stand approximately 45' tall on S. King Street and 52' tall on E. Simpson Avenue, with a central roof feature for the courtroom extending up to 65 feet 6 inches (which is generally not visible when viewed from the adjacent street). The design incorporates a mix of primary materials, including flat and fluted terra cotta (clay tile) siding, faux wood aluminum panels, a concrete base, dark and light metal cladding, and prominent vertical window patterns along both S. King Street and E. Simpson Avenue. The following is a breakdown of square footage and use by floor level:

- Ground Level (26,200 sf) – 17 garaged parking spaces (+/-6,300 sf), offices, and storage/mechanical/support spaces.
- Level 1.5 (5,000 sf) – Main lobby entrance and meeting space.
- Level 2 (23,250 sf) – County jail, offices, and storage.
- Level 3 (25,500 sf) – Courts, jury rooms, offices, and support spaces.
  TOTAL: 79,950 sf

The primary public entrance to the new Justice Center will be located on S. King Street, maintaining consistency with the current courthouse access point. County staff will have additional entry options at the northwest corner along S. King Street, the southeast corner along E. Simpson Avenue, and via a private parking garage accessible

from the alley. With the main entrance on S. King Street, the applicant anticipates that the public will continue to use on-street parking along S. King Street and E. Simpson Avenue. The existing parking lot next to Town Hall (the main parking lot), accessed from E. Pearl Avenue, will be designated as the main public off-street parking area and will be restriped to provide 51 spaces. The existing six spaces directly south of Town Hall are proposed to be increased to nine spaces.

The applicant states that the main parking lot will continue to serve all other buildings on-site—including the Clifford Hansen Courthouse and the General Services building—and will continue to be shared informally among Town staff, law enforcement, and members of the public conducting Town business. A formal shared parking agreement approved in 1985 is in place with the Town for the nine parking spaces located directly east of Town Hall. While the alley is planned to remain one-way toward S. King Street, the proposal includes extending it eastward as a two-way connection to the main parking lot (though it will not connect to Willow Street). Additional parking components include a proposed 18-space private gated lot for the Sheriff's Department (accessed from Willow Street), a proposed 17-space private garage accessible from both the gated lot and the alley, and the current 25-space surface lot south off E. Simpson Avenue (140 E. Simpson Ave.). Altogether, the project will provide a total of 120 on-site parking spaces, including the existing surface lot across E. Simpson Avenue.

In terms of site improvements, the proposal includes new detached sidewalks and planting buffers along S. King Street and E. Simpson Avenue, adjacent to the building. The existing stairs on E. Simpson Avenue will be removed and replaced with a continuous, gently sloped sidewalk that connects to the elevation of S. King Street. In addition to new street trees along both S. King Street and E. Simpson Avenue, the applicant proposes adding landscaped islands at the south end of the expanded main parking lot and along Willow Street near the entrance to the private, gated Sheriff's parking area. According to the site plan, efforts will also be made to preserve select existing trees along S. King Street, complemented by newly planted trees.

One of the final elements of the proposed Justice Center project is the construction management plan, which includes provisions for the temporary relocation of courthouse staff and services during construction. Phase one will begin with the demolition of the existing courthouse and construction of the new Justice Center, impacting the western portion of the site, located west of the Clifford Hansen Courthouse. During this phase, the existing jail will remain operational to allow for a seamless transition of inmates to the new facility upon its completion. Phase two will focus on demolishing the current jail, affecting the eastern portion of the site, east of the Clifford Hansen Courthouse. During the first phase of construction (construction of the new Justice Center), the main parking lot will remain open and available. During the second phase (post-Justice Center completion and demolition of the existing jail), the applicant proposes to repair and restripe the main parking lot. Importantly, the Clifford Hansen Courthouse and the General Services building will remain intact and are not slated for demolition.

Regarding temporary displacement, the applicant is actively evaluating options to ensure uninterrupted operations and services at the Teton County Courthouse. Possible solutions include the use of the Clifford Hansen Courthouse for court functions, leasing office space within the County, and installing modular buildings on County-owned property. One such property, located at 207 E. Simpson Avenue—just east of the existing County building—will likely serve as a site for many of these temporary modular offices.

As part of the applicant's submission, background information was provided explaining and justifying the building's programming needs, size, and footprint. The applicant explains that in 2019, Teton County worked with the National Center for State Courts (NCSC) to conduct a needs assessment to guide the County in determining the appropriate size and programming of the new Justice Center to accommodate current and

future demand. Please refer to the applicant's submittal package for the full background on the needs assessment.

Staff Analysis.

Sketch Plan Overview

The Sketch Plan serves as an early, conceptual review of a large-scale development proposal to evaluate its general consistency with the Land Development Regulations (LDRs). This initial review, which occurs before full design and construction plans are submitted, allows the Planning Commission, Design Review Committee, and Town Council to assess the project twice—first at the Sketch Plan stage, and again during the Development Plan review. Sketch Plan approvals often include conditions that must be addressed later in the process. Based on the applicant's submission, staff finds that, with conditions, the proposed project meets the Sketch Plan requirements for the P/SP zone under the LDRs. Approval of a Sketch Plan authorizes the applicant to submit a Development Plan, but it does not allow construction to begin. The applicant must address all comments and meet all conditions of approval during the Development Plan phase. The following table outlines LDR compliance for the P/SP zone:

Sketch Plan - LDR Compliance Summary			
	Required	**Proposed**	**Compliance**
Primary Street Setback (S. King)	n/a	14' to 20'	Complies.
Secondary Street Setback (E. Simpson)	n/a	1' to 8'	Complies.
Secondary Street Setback (Willow)	n/a	+100'	Complies.
Rear Setback (alley)	n/a	1'	Complies.
LSR	n/a	0.06 (5,000 sf)	Complies
Plant units	1 plant unit per 8 parking spaces 18 spaces / 8 = 3 plants units required	Unknown.	Complies. (as conditioned)
Parking	Independent calculation	120 spaces	Complies. (see analysis below)
Building Height (max)	n/a	45' – 52' (adjacent to street) 65'-6" (courtroom pop-up not adjacent to street)	Complies.
Stories (max)	n/a	3	Complies.
Floor Area Ratio	n/a	1.52	Complies.
Affordable Housing	exempt	n/a	Complies.

Conformance with the Comprehensive Plan

The subject property is located within Comprehensive Plan **District 2 – Town Commercial Core**, specifically in **Subarea 2.6 – Mixed Use Office and Residential**, which is identified as a transitional area. This subarea envisions a vibrant, pedestrian-oriented environment that integrates a mix of uses—including office, residential, and existing institutional facilities such as Town and County buildings, St. John's Hospital, and the National Elk Refuge Headquarters. The subarea encourages development to be oriented toward the street, comprised of two- to three-story structures, with parking minimized and screened from public view. It also recognizes the vital role of institutional uses in supporting the local economy by providing essential jobs and services. Successful development within this subarea requires thoughtful consideration of building placement, parking layout, use types, and overall intensity to support the area's intended transition.

Staff finds that the proposed Justice Center aligns with the vision for Subarea 2.6. Rather than introducing a new institutional use, the project replaces an existing one, maintaining the institutional presence that the subarea seeks to preserve. The three-story building is appropriately sited at the street corner and strategically designed to screen a large portion of parking, consistent with the area's design goals. Moreover, the selected corner is already bordered by commercial uses on the remaining corners, further supporting the Justice Center's role as a transitional element that bridges surrounding land uses and zoning contexts.

Building and Site Design

The Public/Semi-Public (P/SP) zoning district provides maximum flexibility for public and semi-public uses, meaning it does not impose specific standards for setbacks, building height, number of stories, minimum landscape surface ratio (LSR), or floor area ratio (FAR). As a result, staff evaluates proposed developments based on balancing the specific purpose and need for the proposed building with general compatibility with the surrounding built environment, as well as expected future development based on zoning.

Staff finds that although the proposed building is significantly larger and taller than the surrounding structures, the proposed structure is appropriately sized (approx. 80,000 sf) for the many critical uses it houses, including a jail, courtrooms, legal offices, and the sheriff's office. Its visual impact on adjacent properties is partially mitigated by its placement and the presence of natural buffers, including the 60-foot-wide rights-of-way along both S. King Street and E. Simpson Avenue, as well as a 20-foot-wide alley to the north. Additionally, the building does not have a major impact on adjacent buildings to the east because those are on County property. In this context, staff finds the site layout, building placement, and overall scale strike a fair balance between accommodating the necessary uses in the Justice Center with nearby existing and expected future development patterns. While the proposed building totals approximately 80,000 square feet and is 51 to 65 feet tall, it is important to note that it consolidates two existing uses—currently housed in separate buildings—into a single facility. Additionally, the demolition of the existing jail will help reduce visual impacts along Willow Street, which experiences higher traffic volumes than S. King Street. Finally, because the new development is focused on the corner of S. King Street and E. Simpson Avenue, where the site slopes downward away from S. King Street, the building will be partially set into this slope, helping to minimize its perceived height and giving it the visual impression of a smaller structure when viewed from S. King Street.

While the Public/Semi-Public (P/SP) zone does not prescribe specific requirements for how a building should engage with the street, staff finds the placement of the primary entrance along S. King Street to be appropriate and aligned with public expectations. The employee entrance on E. Simpson Avenue further enhances the development by activating that frontage and contributing to a more balanced and pedestrian-friendly environment. The proposed building design, along with its use of durable and functional exterior materials—such as concrete, faux wood aluminum panels, metal cladding, expansive windows, and terra cotta siding (a natural fire clay material)—conveys an institutional character that is well-suited to the facility's intended use.

Staff recommends that the final landscape plan incorporate additional screening along E. Simpson Avenue and S. King Street to further enhance the pedestrian experience and soften the building's urban presence. While the S. King Street and E. Simpson Avenue façades demonstrate thoughtful design and material application, the east and north elevations will need to be further studied and refined to improve their visual appearance, especially considering the building will stand alone as the tallest building on this block and be visible from many different vantage points. As part of the DRC's review, several conditions were added, one of which required further refinement and improvement of the east and north elevations as part of the Development Plan submittal. For a more detailed discussion on design, architecture, and materials, please refer to the Design Review Committee section below, which includes the full list of comments. The following pages include conceptual renderings of the building from all elevations:

South Elevation (Simpson)



Southwest Corner



West Elevation (King)



West Elevation (King)



North Elevation (alley)



Northwest Corner



East Elevation (Willow)

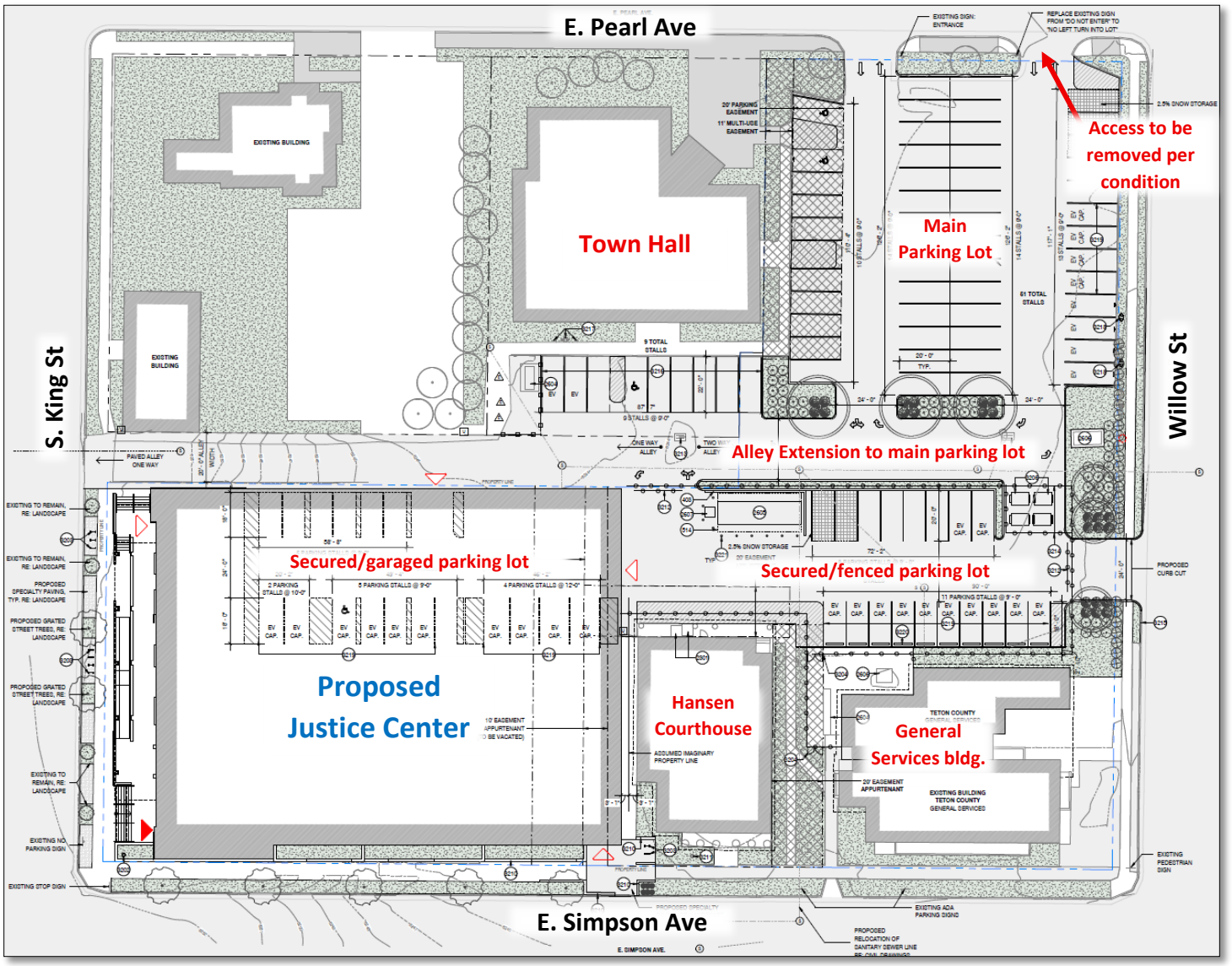


Northeast Corner



The proposed site layout maintains several key elements of the existing configuration. Most notably, the new Justice Center is sited in the same location as the current courthouse, and the secured Sheriff's parking and access from Willow Street remain largely unchanged. A significant modification is the removal of the existing vehicular and pedestrian cut-through from E. Simpson Avenue, which previously provided mid-block access through the property. In its place, the plan introduces a new alley extension connecting to the main public

parking lot—an improvement that creates a previously unavailable connection. This change is primarily driven by security concerns related to the proximity between the Justice Center and the secured parking area, as well as the need for multiple egress points to support efficient emergency response by the Sheriff's Office. The reconfiguration of the main parking lot also enhances the site by increasing the number of parking spaces, from 36 to 51 spaces, and adding new landscaping along the southern edge. However, staff has identified concerns with the proposed circulation pattern, which currently shows two-way travel from both curb cuts along E. Pearl Avenue. These concerns are addressed in more detail in the Vehicular Access/Circulation section below. The proposed conceptual site plan is included below on the following page:



Vehicular Access/Circulation

The overall site circulation plan utilizes existing curb cuts along E. Pearl Avenue to provide access to the main parking lot, while replacing the existing mid-block cut-through on E. Simpson Avenue with a new access point extending eastward through the alley, connecting to S. King Street. This alley extension terminates before reaching Willow Street to avoid potential traffic conflicts and safety issues related to the Safe Routes to School corridor that runs along both sides of Willow Street. Currently, the alley is proposed as a one-way exit onto S. King Street. However, this configuration directs all public inbound vehicular traffic to enter from the already congested intersection at E. Pearl Street and Willow Street—an approach staff does not support. Given that the alley is standard 20-foot width and capable of accommodating two-way traffic, a condition of approval has been

added requiring the applicant to revise the plans to reflect two-way access along the full length of the alley. This will help distribute traffic more evenly across multiple streets, which is likely necessary given the removal of the E. Simpson Avenue access.

Additionally, the Transportation Manager has recommended removing the existing vehicular access point at the northeast corner of the main parking lot and consolidating access to a single curb cut. While this change would result in the loss of approximately four parking spaces, staff supports the recommendation as it would enhance pedestrian safety and improve driver visibility. A condition of approval has been included requiring the applicant to update the parking lot circulation to reflect this change, including removal of the eastern curb cut and implementation of a counterclockwise circulation pattern.

Another key access and circulation consideration is the proposed 24-foot curb cut along Willow Street, which would allow two-way access to and from the secured Sheriff's parking lot. This new access would replace the existing curb cut serving the current secured lot and would not allow any public access. Willow Street is designated as a Safe Routes to School corridor, and safety concerns regarding both new and existing access points have been raised in this application, as well as in a recent request for a curb cut into the General Services building—which was ultimately denied.

While staff shares the broader goal of minimizing conflicts between vehicles, pedestrians, and cyclists, the Sheriff's Department has emphasized the operational need for multiple access points—specifically from both Willow Street and the alley—to ensure effective emergency response. Because a Willow Street curb cut already exists to provide a secured, controlled-access point rather than a public entry/exit for the jail, staff is generally supportive of retaining this access for the Justice Center. However, a condition of approval has been added requiring the applicant to clarify whether this access will function as a primary or secondary point of entry relative to the alley.

Overall, staff finds that as conditioned, the access and circulation patterns are functional and comply with the minimum LDR standards for a Sketch Plan.

<u>Phasing / Construction Management Plan / Temporary Displacement</u>

A key element of the proposal is the two-phase construction management plan, which will affect overall site access and parking. In Phase 1, the existing courthouse will be demolished and the new Justice Center constructed. During this phase, Town Hall, the Clifford Hansen Courthouse, the General Services building, and the existing jail will remain fully accessible, including access to the main parking lot. The County-owned parking lot on the south side of E. Simpson Ave. would be fenced off and used for construction staging. However, staff are concerned about the proposed construction fencing around the new Justice Center, that would block access to the alley and Town-owned parking directly south of Town Hall, including an ADA space, an EVSE space, a trash enclosure, and utility infrastructure. While the applicant is working with the adjacent property owner to the west of Town Hall (Kelly Lockhart) to potentially secure temporary parking for Town staff during construction, staff does not support fencing off the alley and Town parking at this time because these are necessary to support public functions. However, recognizing this is Sketch Plan, staff are open to discussing this matter further as part of the Development Plan and CUP. Therefore, staff have added a condition requiring the applicant to provide more details on the construction management plan that address how the proposed closure of the public alley and town-owned parking, trash, and utilities immediately south of Town Hall will be mitigated through the

provision of and access to off-site parking including ADA and EVSE, trash, and utilities to the satisfaction of the Town.

Phase 2 will begin once the new Justice Center is complete and ready for occupancy. During this phase, the existing jail will be demolished, a new secured parking surface lot will be constructed, and the main parking lot will be repaired and restriped. As in Phase 1, the County-owned lot along E. Simpson Avenue will be fenced off and used for construction staging. During this phase, the main parking lot will be temporarily unavailable to Town, County, and public users for an undetermined period. While the applicant proposes only to repair and restripe the lot, staff recommends full repaving as a more durable, long-term solution, especially given the scale of redevelopment occurring on the southern half of the block for the Justice Center. Because this is a Sketch Plan, staff is not conditioning the main lot to be paved at this time but seeks additional information to better inform the Development Plan, which may result in a requirement to repave. To address these concerns, staff has added a condition of approval requiring the applicant to submit a final plan detailing:

- The final intended improvements to the main parking lot.
- The timing and duration of its closure.
- The location of all proposed off-site County office space and parking.
- A temporary solution for the loss of the Town's nine dedicated parking spaces when those are restriped.
- Identify locations for construction worker parking and ensure it does not impact on-site or nearby on-street spaces, preserving availability for Town and public use as much as possible.

To address the temporary displacement of County courthouse personnel during Phase 1, the applicant is actively exploring solutions to maintain uninterrupted courthouse operations. Current options include using the Clifford Hansen Courthouse for court functions, leasing office space within the County, and placing modular buildings on County-owned land at 207 E. Simpson Avenue, adjacent to the County administrative building. The applicant understands that any new buildings that are used for over 180 days within Town limits—such as modular buildings—must comply with all applicable LDRs, as well as Building and Fire Codes. The County also understands that implementing aspects of their construction management plan will likely include the need to obtain approval of permits from the Town, such as grading, building, and development permits, prior to occupying new structures for relocated employees and for members of the public who visit those same buildings. As these options are evaluated, the applicant will continue coordinating with Town staff to navigate the necessary processes and ensure compliance. Given the County's need to maintain public services throughout construction, the applicant is highly motivated to identify and implement temporary facilities as soon as possible.

At a conceptual level, staff finds that as conditioned, the applicant has satisfactorily addressed concerns related to phasing, construction staging, and temporary displacement of courthouse personnel.

Traffic Analysis

Typically, a Traffic Impact Study (TIS) is either requested by the Town Engineer or submitted voluntarily by an applicant anticipating potential concerns. In this case, the applicant proactively completed a TIS, recognizing that the Town of Jackson would likely find it beneficial. While the LDRs currently do not outline specific procedures for processing a TIS, these studies are often used to evaluate whether required findings—such as those related to minimizing adverse impacts on public infrastructure—can be supported. For the Sketch Plan review, one key finding considers whether the project minimizes negative effects on public facilities, including traffic impacts on surrounding roads. If significant impacts are identified, the Town may require mitigation measures. As such, providing a TIS is a valuable tool to demonstrate that the project meets these critical criteria.

Below is a summary of the key findings from the TIS:

- **Existing Conditions**: Current AM (8:00 to 9:00) & PM (4:30 to 5:30) peak hour traffic volumes are moderate, with the E. Pearl Ave/Willow St intersection operating at Level of Service (LOS) B or better. Taking into account all of the on-site and adjacent street parking around the site, the study observed that parking was 68 percent utilized on January 14, 2025, at 1:45 PM, with some areas near full capacity.
- **Site Access Changes**: The redevelopment proposes removing the E. Simpson Ave access, reconfiguring campus access through two driveways on E. Pearl Ave (converted to two-way), retaining alley access from S. King Street, and a secure access from Willow St.
- **Traffic Projections**: Future peak hour traffic is expected to increase by approximately 25% over 20 years. The site is projected to generate 81 AM and 70 PM peak hour trips by that time.
- **Level of Service (LOS)**: The 20-year traffic projections, based on a 25% increase in traffic, show that LOS would operate at a LOS B or C at the E. Pearl Avenue/Willow Street intersection. Functionally, this intersection is projected to operate without issue with respect to the LOS calculations
- **Parking Demand**: Estimated future parking demand is 132 spaces (Town and County combined). The proposal will provide 112 spaces on-site with an additional 34 adjacent on-street spaces, so the total supply meets projected demand. *(Staff notes that although the estimated future demand of 132 spaces includes Town and County, this Sketch Plan is only required to consider impacts from County uses and the nine spaces dedicated to the Town.)*

Based on its review of the applicant's submitted TIS, staff finds that, as conditioned, the project will not result in significant negative impacts on transportation or adjacent intersections. The TIS concluded that nearby intersections will continue to operate at acceptable LOS in the future, even with a projected 25% increase in traffic. This analysis also included traffic generated by all Town Hall staff—exceeding the requirement to assess County-only traffic impacts—and accounted for the nine parking spaces reserved for the Town. To further minimize impacts on E. Pearl Avenue, staff is requiring the removal of the easternmost curb cut from the main parking lot. This will result in a single two-way curb cut on E. Pearl Avenue, eliminating the need to restrict left-hand turns onto E. Pearl, as recommended in the TIS. To accommodate two-way traffic, the westernmost curb cut will need to be widened, which is also consistent with TIS recommendations. In addition, although the TIS guidelines recommend promoting Travel Demand Management (TDM) strategies such as bicycle facilities, transit incentives, and telecommuting options, a TDM plan was not deemed necessary. The Jackson/Teton County Transportation Manager also reviewed the TIS and did not recommend a TDM plan.

<u>Parking</u>

In the P/SP Zone, office uses require parking at a rate of 3.3 spaces per 1,000 square feet, while assembly uses require an independent calculation to determine the appropriate number of parking spaces. The applicant has applied an independent calculation method to all proposed uses, including the existing General Services building, which is addressed in more detail below. Inclusion of the General Services building in the Justice Center's parking analysis is required due to a condition of approval associated with its 2024 expansion under CUP Item P24-065.

When evaluating parking demand for the Justice Center, several key considerations should be kept in mind:

1. A significant portion of the facility functions as a jail, including areas such as holding cells, visitation rooms, interview rooms, and storage—all of which serve inmates who do not generate parking demand.
2. Assembly areas, such as the three courtrooms, jury deliberation rooms, lobby, and public gallery, experience fluctuating occupancy levels and are not used as consistently as office spaces.

3. Existing parking data for the courthouse and jail can serve as a valuable baseline for understanding current use and demand.

It is also important to note that while the main parking lot east of Town Hall has historically been shared informally for both Town and County business, the lot is owned by Teton County. Only nine spaces east of Town Hall (within a parking easement) and those directly south of Town Hall (on Town-owned property) are formally designated for Town use. Unless a new parking agreement or Memorandum of Understanding is established between the Town and County, the applicant is only obligated to address parking needs for the Justice Center and General Services building. Nonetheless, the applicant has indicated an intention to maintain shared use of the main parking lot for both Town and County purposes.

The applicant's parking analysis relies on independent calculations to assess the parking demand for both the Justice Center and the General Services building, using current and projected staffing levels along with real-time data from a January 2025 Traffic Impact Study (TIS). The TIS provided a parking utilization rate for employees and visitors during the study period on January 14th at 1:45 PM and observed a 68% utilization rate across both off-street and on-street parking (E. Pearl St., S. King St, and E. Simpson Ave.). The same study observed that the main parking lot was at an 81% utilization rate. These utilization rates generally indicate that the parking supply exceeds the parking demand.

The TIS provided by the applicant concludes that the combined parking demand for the Justice Center and General Services building is 91 spaces. This includes the current 20 employees at the General Services building and projected 25-year staffing growth at the Justice Center, with employee numbers expected to rise from 104 to 126. When combined with the 18 dedicated parking spaces for Town Hall, the proposed 120 on-site spaces exceed the projected demand. Additionally, on-street parking along East Pearl, South King, and East Simpson will continue to provide supplemental parking capacity for Town, County, and public use.

After reviewing the applicant's parking proposal and TIS, staff finds that, as conditioned, the proposed methodology appropriately addresses the site's parking demand, particularly as it is based on data from existing uses at a conceptual level. Staff supports the applicant's plan to increase the total on-site parking supply from 109 to 120 spaces. However, due to the required removal of the easternmost curb cut in the main parking lot (Condition #7), four spaces would be eliminated, reducing the total proposed on-site parking to 116 spaces. Despite this reduction, the site will still see a net gain of seven parking spaces. Staff particularly supports the increase in the main parking lot—from 36 to 51 spaces—and in the lot directly south of Town Hall—from six to nine spaces—as these high-use areas will benefit the Town and the general public. Additionally, staff supports the proposed allocation of 18 secured/fenced surface spaces, 17 secured garage spaces, and 25 surface spaces at 140 E. Simpson Ave designated for County personnel, which will help better organize parking by user type and enhance security for certain County staff.

Staff would like to point out that the 25-space parking lot along E. Simpson Avenue is the nearest off-street parking to the building's entrances and could function as the primary public parking area. The only other off-street parking available is located in the main lot at the opposite corner of the block. A condition of approval already requires the applicant to submit a signage and wayfinding plan as part of the Development Plan and CUP application, and this parking lot must be incorporated into that plan.

Regarding ADA parking requirements, three ADA spaces are required if the new provided parking is between 50-75 spaces. ADA parking requirements are not triggered by existing parking, such as the existing spaces south of Town Hall and the spaces at 140 E. Simpson Ave. A total of five ADA spaces are being provided: one south of Town Hall, two east of Town Hall, one in the secured parking garage, and one in the parking lot on E. Simpson Ave. While the applicant also proposes to continue using an ADA parking space on S. King St. as the closest ADA

access to the building entrance, staff added a condition of approval requiring that the applicant ensure the building complies with ADA parking/accessible routes to the building as part of the Development Plan and CUP submittal.

Regarding EVSE parking requirements, 30% of the new or expanded parking spaces need to be EVSE-capable (16 spaces req.), and 5% of the provided parking spaces need to be EVSE installed (three spaces req.). The applicant is currently showing 28 capable spaces and eight installed spaces, which exceeds the minimum requirements.

Bicycle Parking

The applicant has indicated on Sheet L-301 the locations of short-term (ST) bicycle parking spaces near the main entrance along S. King St. and the secondary personnel entrance along E. Simpson Ave. A total of eight ST spaces are provided. The applicant also indicates that long-term (LT) bike storage is located in the north section of the floor plan on level 1.5 within the personnel entrance.

Because this is a Sketch Plan, the final bike parking counts have not yet been determined. According to the LDRs, Office uses require 1 space per 1,650 sf (50% ST/50% LT), and Assembly uses require 1 per 2,200 sf (75% ST/25% LT). The portions of the Justice Center dedicated to the jail do not generate any bike parking requirements due to the nature of the use. Staff has added a condition of approval requiring the applicant to provide a square footage breakdown of office uses, assembly uses, and jail-related uses for the purpose of determining the correct amount of required ST and LT bike parking.

Pedestrian Improvements

Unlike many other zones in Town that require specific pedestrian frontage treatments—such as Trees in Lawn or Trees in Grates—the Public/Semi-Public (P/SP) zone does not include a defined standard in the LDRs. In such cases, staff collaborates with the Pathways Department and/or Town Engineering to determine the most appropriate solution based on existing road infrastructure, planned capital improvement projects, and the guidance of the Community Streets Plan. For this site, located within the Village Character District of the Streets Plan, staff recommends a 6-foot-wide attached landscape buffer and a 5-foot-wide detached sidewalk.

The applicant is proposing Trees in Grates along S. King Street, which staff considers suitable for the building's main entrance. Given the frequent use of this frontage for parking and public access, the inclusion of pavers between street trees is more appropriate than lawn. Along E. Simpson Avenue, the applicant proposes Trees in Lawn for the length of the building, a treatment staff also supports because it mirrors the existing streetscape on the south side of the road, which has a less urban character. Overall, staff supports the proposed pedestrian improvements and encourages the preservation of as many existing trees along S. King Street as possible, consistent with the applicant's stated intent on Sheet A-001. In addition, staff has included a condition requiring that the sidewalk along S. King Street maintain a consistent width of 6 feet throughout its entire length.

One element not yet addressed at this conceptual stage is internal circulation, wayfinding, and signage for the general public. Staff recognizes that visitors to the new Justice Center will likely park either along adjacent streets—as they do now—or in the main parking lot, which is located at the opposite corner of the block from the new facility. Given this layout, the applicant must carefully consider how to direct people efficiently to their destinations. With Town Hall also located adjacent to the main parking lot, effective signage and clear wayfinding will be essential to prevent confusion between facilities. To address this, staff has added a condition requiring the applicant to submit a comprehensive plan for internal circulation, wayfinding, and signage to ensure the public can easily and accurately navigate the site.

Landscaping

The Public/Semi-Public (P/SP) zoning district does not have a minimum required Landscape Surface Ratio (LSR), but it does mandate one plant unit for every eight new surface parking spaces. With 12 new surface spaces proposed, a minimum of two plant units will be required. As this is a conceptual review, a final landscape plan is not yet necessary, but it will be required with the Development Plan submission.

A preliminary review of the site plan (Sheet A-001) indicates that the applicant is proposing new landscape islands within the main parking lot and two landscaped buffer areas along Willow Street adjacent to the secured parking lot. These elements will help soften and screen the perimeter fencing of the secured parking lot, and staff support this conceptual landscaping approach for the parking area. Additionally, new street trees are proposed along E. Simpson Avenue and S> King Street to provide some screening and visual relief from the building. However, due to the building's mass, scale, and proximity to the street, staff recommends that the applicant further evaluate and enhance landscaping along these frontages to improve the pedestrian experience and reduce the urban appearance. As a condition of approval, the applicant will be required to meet the minimum plant unit requirement and submit a final landscape plan that includes additional screening along S. King Street and E. Simpson Avenue.

Affordable/Employee/Workforce Housing

Section 6.3.2.C.13 Exemptions of the LDRs state that uses in the P/SP zone are exempt from the standards of Division 6.3 Employee Housing.

Trash / Snow Storage

A required trash enclosure is proposed in the northeast corner of the secure parking lot, allowing for direct trash pickup from the alley to the north. The applicant notes that the enclosure can accommodate up to four trash and recycling dumpsters, with additional smaller recycling bins located in the Level 1 secured parking area. The existing Town trash enclosure on Town property south of Town Hall will remain unchanged. Staff has determined that the proposed trash enclosure complies with Section 6.4.2 of the Land Development Regulations (LDRs).

The applicant has also identified snow storage areas in compliance with the LDR requirement of allocating 2.5% of impervious surfaces (such as paved areas) for snow storage. The plan includes using two spaces within the secure parking lot and three in the main parking lot for snow storage during winter months. While snow is typically stored in permeable areas to preserve year-round parking availability, the applicant asserts that the overall parking supply is sufficient to accommodate the loss of five spaces in winter. Staff generally supports this approach at the conceptual stage but has included a condition requiring the applicant to further evaluate snow storage locations in the Development Plan, with an emphasis on using pervious areas whenever possible to reduce the impact on available parking.

Design Review Committee

The DRC reviewed the Sketch Plan design for conceptual review at its May 14, 2025, meeting, and the Committee continued the item and directed the applicant to further study and reduce the massing, improve the pedestrian scale & experience, and enhance the east and north elevations. The DRC acknowledged that the P/SP zoning district is intended to accommodate a range of public-serving uses, such as courthouses and jails, and allows for flexible development standards to meet unique needs. Nevertheless, the Committee also acknowledged that the Town Design Guidelines apply to all development in the P/SP zone and agreed that the building's massing requires further refinement to better align with the surrounding neighborhood context, where building heights range from 42 to 46 feet to the west and north, and drop to 30 feet to the south. The Committee posed several specific questions during the first meeting related to massing and design, including:

- Could the third level along the east elevation be stepped back or lowered to read as two stories?

- Could the third-level roof overhang on the south elevation be set back to soften the roofline?
- Could the building be further recessed into the site to reduce its perceived height, especially along the east and possibly north elevations?
- Could overall building or floor heights be reduced? and
- Could the footprint be adjusted to distribute mass more effectively?
- Is the courtroom pop-up, which exceeds 65 feet in height, an essential element?
- Could the overall architectural consistency be improved on the east and north elevations to better align with the south and west elevations?

The DRC reviewed the Sketch Plan design a second time at its June 11, 2025, meeting and had a lengthy discussion over the design changes. In general, the DRC agreed that the updated design was an improvement from the previous submittal. They understood that the Justice Center is an important building that is integral to the community, and its size at roughly 80,000 sf was not a concern. The DRC's main concern was whether the scale and massing are appropriate for the neighborhood and whether the building overwhelmed the pedestrian scale. Initially, six of the seven DRC members were adamant that the design did not comply with these Design Guideline sections because the building was overbearing and imposing at the pedestrian level along E. Simpson Avenue and because not enough design changes were made to address the overall massing, which includes techniques such as additive/subtractive moves, breaking up the roofline, and the use of step-backs. After further discussion, the DRC decided that rather than denying the project at Sketch Plan they would recommend conceptual approval with strong conditions (see below) to allow the applicant an opportunity to improve the design as part of the Development Plan submittal. This motion passed by a 4-3 vote. Below are the four conditions of approval that need to be addressed in the Development Plan:

1. As part of the Development Plan submittal, the applicant shall improve the pedestrian experience and massing along the south elevation.
2. As part of the Development Plan submittal, the applicant shall improve the articulation along the East façade, along with studying opportunities to add landscape screening to help break up the façade from distances.
3. As part of the Development Plan submittal, the applicant shall improve the fenestration interest along the North and East sides of the buildings.
4. As part of the Development Plan submittal, the applicant shall further study the materiality on the north façade and make the overall materiality less imposing.

Planning Commission (PC)

The PC reviewed this item during its regularly scheduled meeting on July 18, 2025, and unanimously recommended approval to the Town Council, as presented and conditioned. The Commission agreed that the proposal meets the minimum requirements of the LDRs and aligns with the goals and vision of the 2012 Comprehensive Plan. However, some members expressed concerns regarding the building's size and height in relation to the surrounding neighborhood, suggesting that its massing could be more effectively mitigated and the pedestrian experience enhanced. Others felt the building's scale was appropriate for a Justice Center and did not share the same concerns. Despite differing opinions on massing and pedestrian interaction, the PC collectively appreciated the overall quality of the design, architecture, and material selection. The Commission also noted that the site would have benefited from a more comprehensive master planning effort encompassing the entire government block, rather than planning around existing structures (such as the Hansen Courthouse). Lastly, while the PC acknowledged the County Attorney's request—pursuant to state statute—to omit detailed floor plans for security purposes, they requested that generalized floor plans indicating use by level be included at the Development Plan stage to provide a clearer understanding of the building's internal program.

Public Comment
Public comment has been received and is attached to this staff report. The concerns stated in the public comment are specific to the size & massing of the structure, and community/neighborhood character.

Comprehensive Plan & Priority Alignment.
ITEM A: All Sketch Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

   Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

   Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

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

   Complies. As conditioned, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure, namely because the proposal replaces two existing facilities and combines them into a single building. Based on the traffic analysis, the levels of service at nearby intersections will continue to function at acceptable levels.

4. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan.*

   Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

5. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

   Complies. There are no other prior applicable permits or approvals.

Fiscal Impact.
No fiscal impact has been identified at this time. This project is being funded through the Special Purpose Excise Tax.

Staff Impact.
The amount of staff time to review this Sketch Plan and report drafting is approximately 100-120 hours.

Attachments or Links.
Department Reviews
Applicant Submittal
Public Comment

Suggested Motion.
I move to **approve** Sketch Plan P25-019 for a new +/-80,000 sf Justice Center for Teton County located at 180 S. King Street, based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated July 21, 2025.

AndersonMasonDale

Town of Jackson Planning
150 E Pearl Avenue / PO Box 1687
Jackson, WY 83001

March 4, 2025

RE: Teton County Justice Center – Sketch Plan Submittal

Dear Paul Anthony,

Thank you, and the Town of Jackson, for your thorough review and comments on the Teton County Justice Center Pre-Application Submittal.

Please find attached the Sketch Plan Submittal, which addresses the comments and requested design updates, from the pre-design application review. Additionally, we have included a response log that specifically addresses each TOJ pre-application comment.

The project has wrapped up Schematic Design in coordination with this Sketch Plan Submittal and the project is currently undergoing cost estimation. The building size and program remain largely consistent with the Pre-Application Submittal: a three-story facility housing the county courts, associated court offices, sheriff's office, county jail, and a new 911 emergency response dispatch center.

One noteworthy revision enhances the pedestrian experience along King Street, creating a more urban, storefront environment. The updated design positions the primary entry at the prominent corner of King and Simpson. It also introduces a covered porch, a familiar building typology to Jackson, along King Street. The 'porch' is elevated above street level with a large multi-purpose room and a glass storefront along that façade.

Similarly, the design team has introduced a contextually sensitive building massing – stepping back level 3 to create the perception of a 2 story building from the street – respecting the immediate urban character and surrounding building heights.

Please note, several TOJ Pre-Application comments require further evaluation while others may be addressed based on budget availability. As cost estimation progresses and the project enters the Design Development Phase, it will become clearer whether some requested elements can be incorporated within budget constraints.

We would also like to highlight two high-priority items that may require further discussion or additional data collection:

- Traffic Study:
  The submitted traffic study is based on data collected on December 19, 2024, representing a low to moderately busy day at the courthouse. This study extrapolates and anticipates busy days and future conditions based on that baseline data.

  - Additional data collection on a "busy day" – i.e. when a jury trial is in session - can be included in a future submittal to the TOJ upon request

  - It should be noted that there are no new programs or uses coming to this site; this new facility is a modernization and revitalization of the existing uses already in place. This is notable because we do not expect an increase in traffic.

- Vehicle Access on to Willow Street:
  - This issue is not a simple yes-or-no decision. Multiple factors must be considered.

  - The County and Justice Center leadership fully supports efforts to protect pedestrians, especially children and families using the Willow Street Safe Routes to School bike and pedestrian pathways.

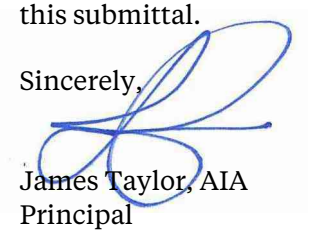
  - However, vehicle access on Willow Street remains essential for the Sheriff's Office to perform its public safety duties. A secure yard for the Sheriff's Office requires two access points, and site constraints prevent access from Simpson Street. Therefore, access must be provided from King Street and Willow Street.

  - The current site condition has an access points on to Willow Street. The future growth of the building's use is expected to have a minimal impact on vehicle traffic, mid block.

  - A potential win-win scenario is to design the proposed access points on Willow Street with best practices in traffic calming, pedestrian safety, and visibility. The intersections will be configured to maximize pedestrian visibility while ensuring vehicle speeds remain below 5 mph.

We look forward to the continued conversation and to your review of the Sketch Plan Drawings and responses. We truly appreciate your time and consideration in reviewing this submittal.

Sincerely,



James Taylor, AIA
Principal

AndersonMasonDale

Teton County Justice Center - Narrative Description

Date: 12 June 2025
Project #: 24-031
Project: Teton County Courthouse – 180 S. King Street

The is a Narrative Description of the project including response to Finding of Approval of Sketch Plan (LDR Sec. 8.3.2.C). The narrative describes the entire project including: its square footage breakdown totals and by level, describes uses by level and who uses the building, provides a full master parking analysis that justifies the proposed parking meeting the needs of the New Justice Center / Town Hall / Teton County General Services Building (in accordance with the condition of approval for TCGSB CUP), discusses how the site access and circulation work, describes changes to the alley and states which sections are one way or two way, describes preliminarily how snow storage/management will be handled, lists all applicable LDR standards and whether the project complies (i.e., FAR, LSR, height, stories, parking requirements, parking dimensions, setbacks, bike parking, EVSE parking, etc.), provides a statement that housing requirements are not provided as this project is exempt, describes proposed materials and architecture inspiration, describes the proposed pedestrian frontage changes, describes how loading/trash will work and where it is located, etc. The narrative goes through the LDRs and lists all applicable standards and a written response to whether the project complies or not. The applicable sections are listed in the Pre-application Conference Checklist attached (P24-125). Even though this project is in the P/SP zone, which is exempt from many standards, the narrative demonstrates what is proposed. For example, even though there are no street or alley setbacks, it is provided in writing the setbacks proposed on each street, setbacks from the alley, and separation from the Federal courthouse. In general, the narrative assumes that the Town knows nothing about the use of a courthouse/jail or its demands and needs for employees, parking, peak busy times during the week, hours of operation, etc.

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pg. 17	F	Site Access | Site Circulation | Trash | Delivery | Snow Storage
pg. 19	G	Master Parking Analysis

A General Project Description and Building Use

The project consists of a new three-story Justic Center building on the existing County Owned Property at 180 S. King Street.

The ground level program consists of:
Sheriff's office functions, including secure elected official / staff parking, a secure sally port, public sheriff's lobby, sheriff's office manager and public transaction windows, multi-purpose room, interview rooms, booking / holding, investigations, Sheriff's IT and servers, evidence processing, evidence storage, restrooms, break areas, print/copy/work areas, general storage, gear storage and armory.

Level 1.5 (partial level) program consists of:
The primary public entry from the west along King Street. Program at this level consists of public courts entry, lobby and security screening, a separate employee entrance on the Northwest corner of the building, a large multi-purpose meeting room, chair and table storage, kitchenette, restrooms and wellness rooms / mothers room. All program along King Street are either meeting rooms of public entry and thus has over 75% ground level storefront glazing with a covered and raised porch taking precedent from Historic Downtown Jackson building forms.

The second level program consists of:
The county attorney offices, including waiting areas, large conference room, open work stations, private attorney offices, storage, high-density storage solutions.

Sheriff's dispatch / 911 call center including: (6) control workstations, private offices, breakroom, storage, file storage, restrooms, lockers, and a quiet room w/ operable Juliet balcony.

Detention center including: a secure man-lock / vestibule, secure elevators with access to courtroom holding, contact visit / attorney room, video arraignment / visit room, control center, 7 holding pods / day rooms, indoor / outdoor fitness space
Shared storage and employee showers, restrooms and employee support areas.

The third level program consists of:
(3) Courtrooms that maintain 3 distinct paths of travel that do not cross – judges access from the rear directly to Dais, public access from the public gallery from the south and detainee's access from the middle, rising from secure / in-custody elevators and holding cells. Meeting rooms and courtroom sound-locks are accessed from public gallery side.

(2) District court judges chambers / suite with offices, open office space, copy/print area, storage, break room, restrooms. Courts Security office suite sits between both judges chambers.

District Court Clerk office suite with a waiting area, project room, public file viewing room, private offices, open office space, breakroom, active file storage, vault and restroom

Circuit Court judge's chambers with direct access to circuit court clerk suite consisting of: waiting area, private office, open office area, copy/ print a, active file storage and a break room

B Project Design Drivers, Mission Statement & Design Concept

Fundamental Design Concepts

- Functional
- Safe
- Secure
- Appropriately Scaled to Context
- Civic Presence
- A Dynamic Entry Experience
- Timeless and Durable
- Sustainability on Display

Mission Statement

The Justice Center will serve as a symbol of safety, justice, and community, uniting all branches of Teton County's Judicial System under one roof. The building draws its unique character from Jackson's alpine and mountain-west heritage – fostering a sense of belonging and a part of Jackson's unique identity. Thoughtfully chosen materials embody strength, warmth and civic character. Built sustainably, this center will support Teton County's public servants and citizens for generations to come.

Massing and Contextual Sensitivity Public Façades

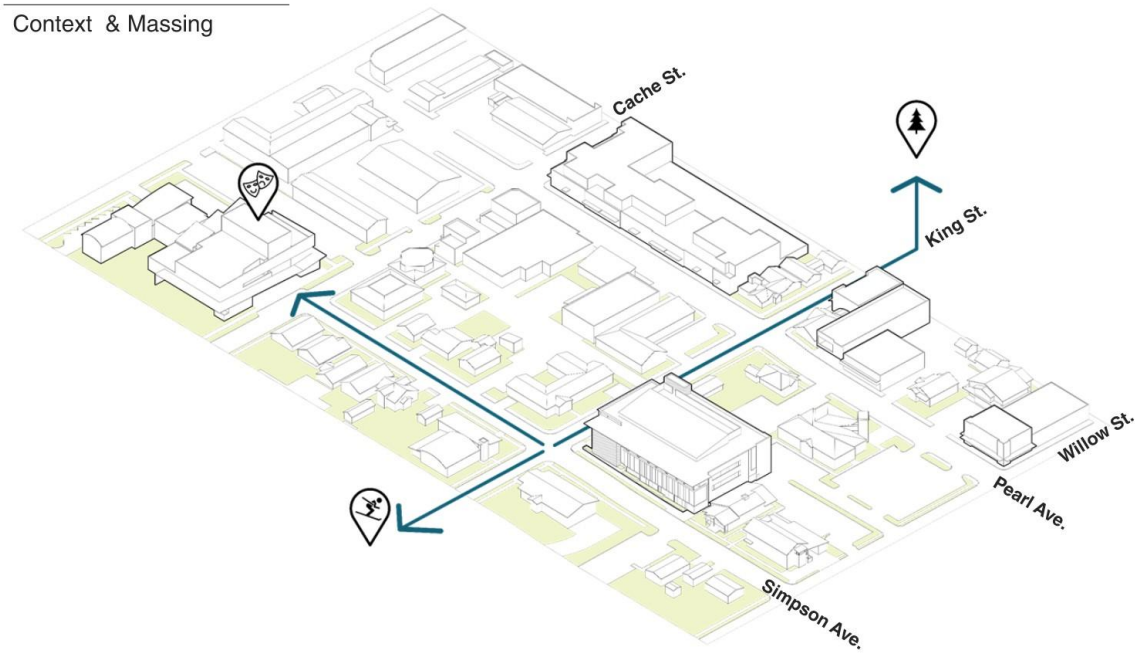
(see diagrams below description)

Pedestrian Experience, Safety and Building Security are the primary considerations in siting the building. King Street is the primary pedestrian oriented façade and along the most public route from the center of Jackson. To support the spirit and intent of LDR's, the King Street elevation - on level 1.5 / at ground floor at King - is setback 28' from the street curb giving ample room for a tree lined sidewalk in grates and an elevated and covered porch. This façade has over 75% ground level storefront glazing aligning with the more community focuses program behind the façade. The raised and covered porch takes precedent from Historic Downtown Jackson building forms. The main public entry is at the corner of King and Simpson, at the terminus of this pedestrian porch, inviting the public into the public gallery and directly up an interconnected stair to the 3rd level Courts Gallery. The building is experienced as

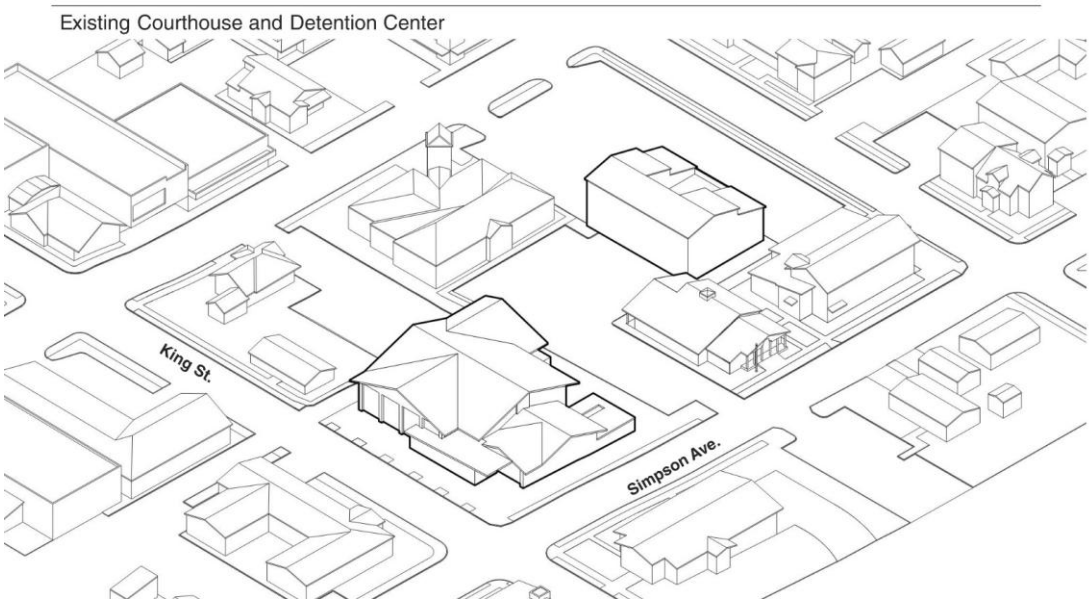
2 stories from King Street as the grade climbs almost a full story from ground level mid-block on the east up to level 1.5 on the west. Street Parking and loading areas will remain as exists today.

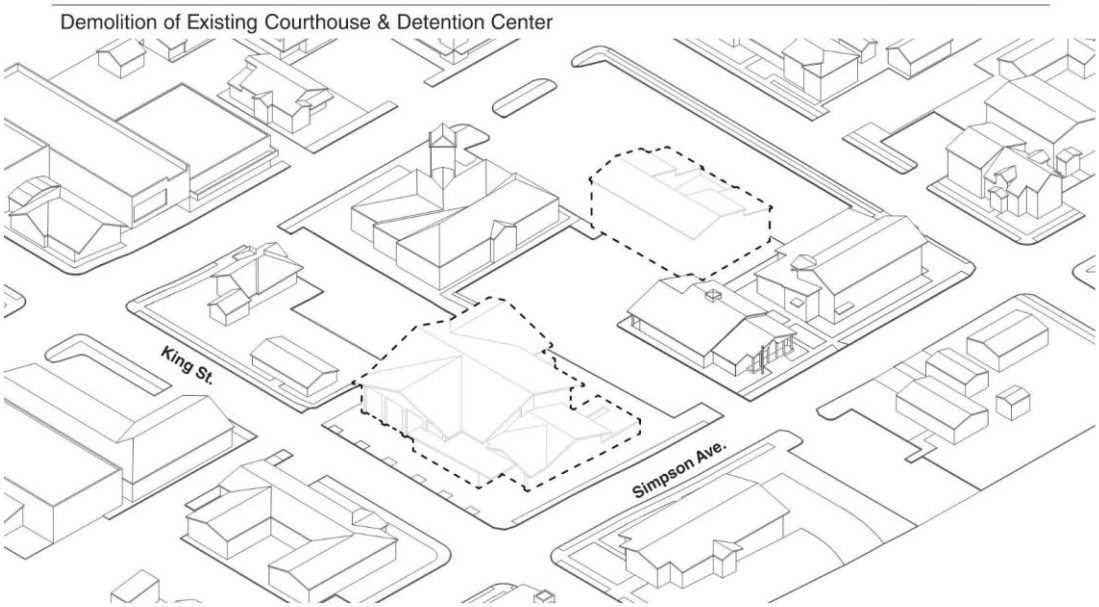
Simpson Avenue is the secondary street but still an important public facing façade. As mentioned prior, the street slope drops from west to east nearly 8'-0" from King Street down to the mid-block, sheriff's office entry. The ground floor's primary massing is setback from 19'-8" from the curb, with the Southwest (primary entry) corner setback 13'-8" from the street curb. This provide a generous buffer with a tree lawn between the sidewalk and curb – on-street parking will remain as exists today. The ground floor along Simpson ave. has generous amounts of glass, 40% to 50%, but due to the secure / private nature of the Sheriff's Offices along this façade, a planting bed of Aspen with planted ground cover sits in front of the building. The planting beds terrace down the slope of the street. Level 3 along Simpson Ave. is setback from the street edge allowing the building to be read as a 2-story building along this edge as well. A timber framed canopy projects over the level 3 – protecting the courts gallery from solar gain while also breaking down the massing and providing shadow and warmth to the building experience.

Context Diagrams (showing other 3 story buildings in the immediate vicinity)

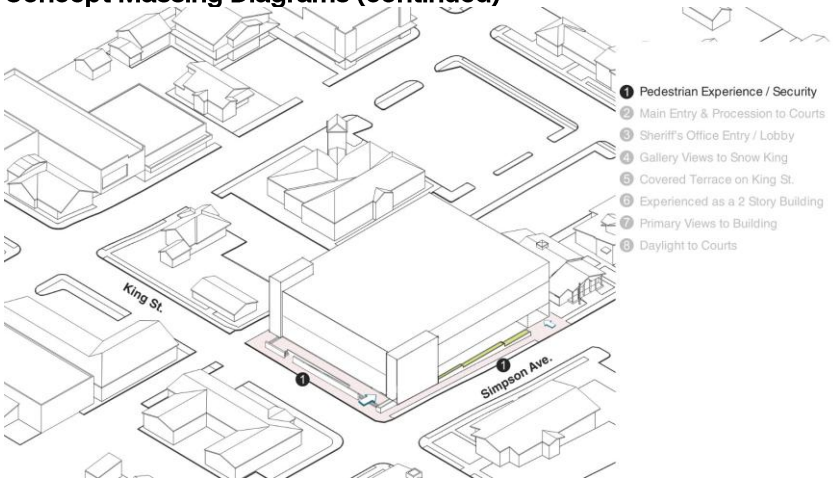


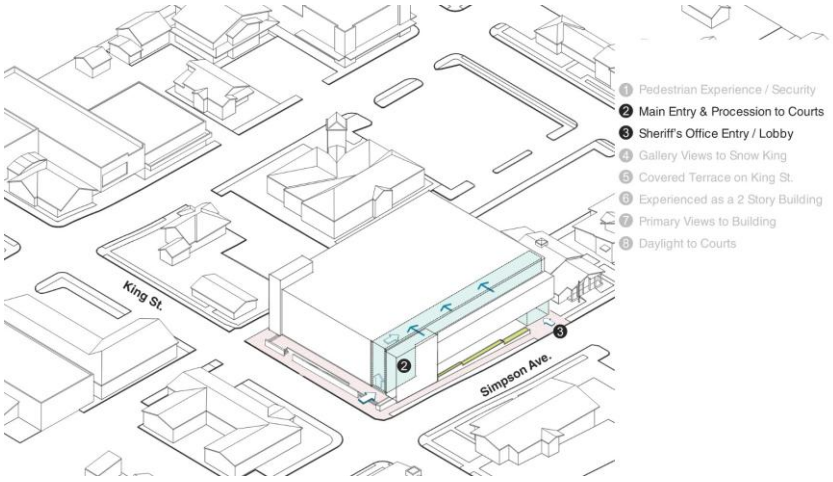
Concept Massing Diagrams

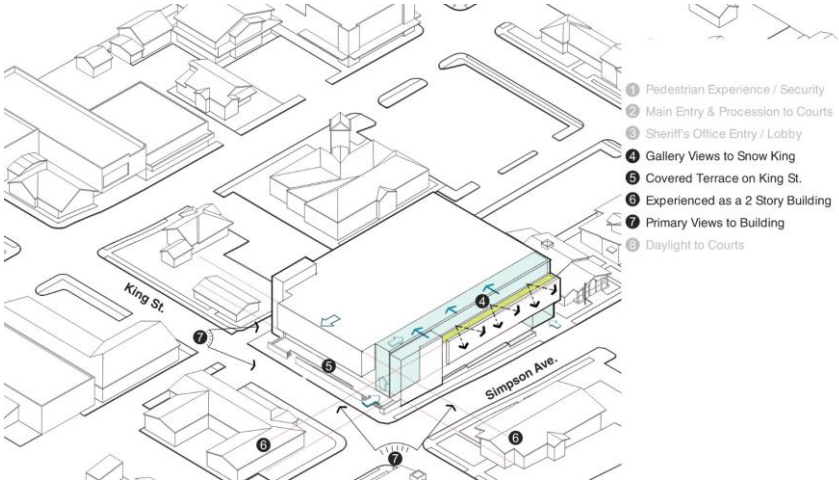




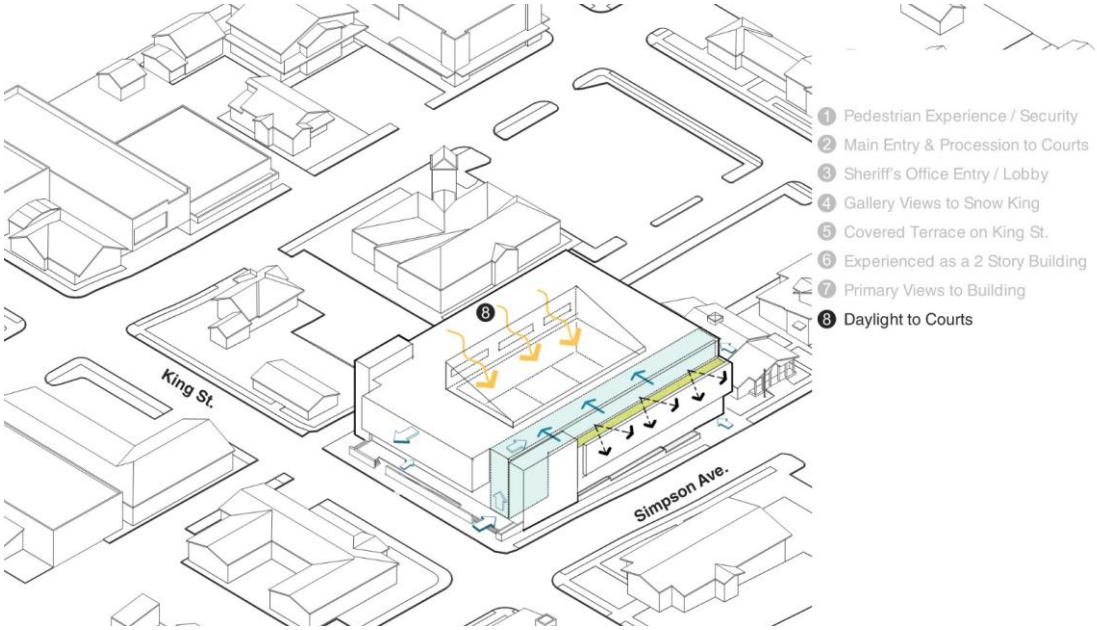
Concept Massing Diagrams (continued)



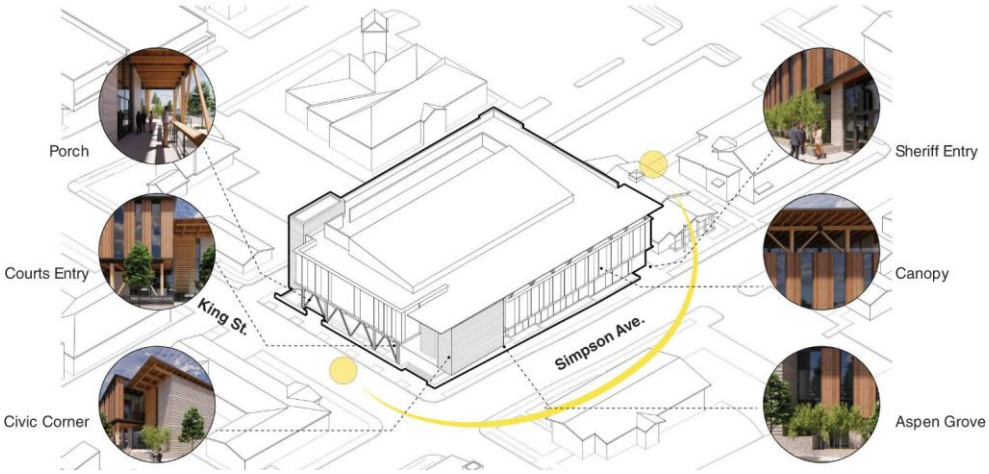




Concept Massing Diagrams (continued)



Massing & Design Concept



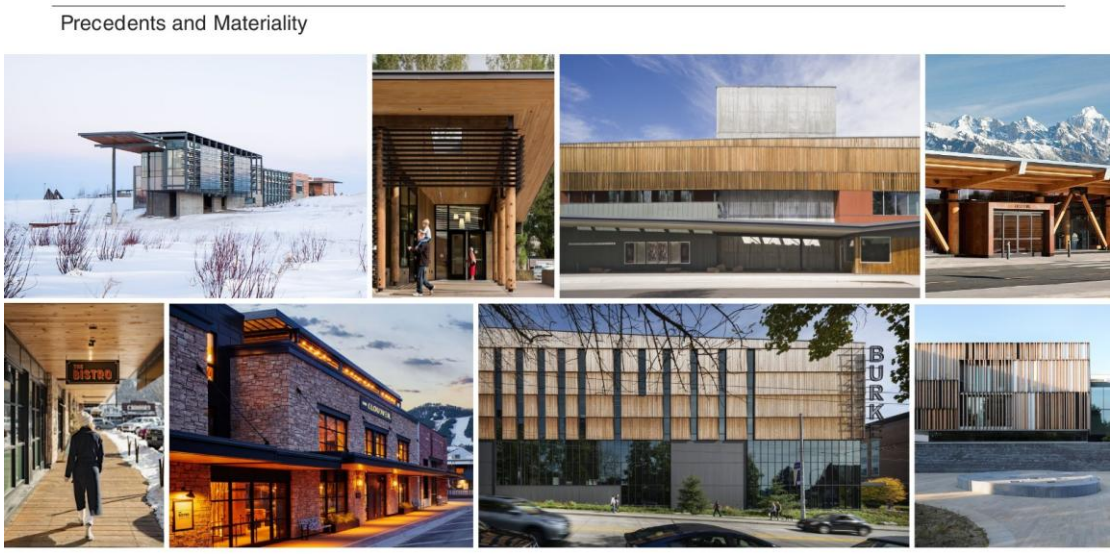
Proposed Exterior Materials (RE: A-201 through A-215 in Sketch Plan Drawings)

- The primary exterior Materials (on the King St. and Simpson Ave. Façade)
  - Wood (or Wood Look) Panels (dependent on fire resistance code requirements)
  - Terracotta or Stone or Manufactured Stone (depending on budget)
- The Secondary Exterior Materials (At Alley and Interior Lot Adj. Hanson Courthouse)
  - Masonry Veneer

- Metal Panel (Dark Color)

Architecture Inspiration

Inspiration is Derived from Jackson Identity and Local Character. Particularly the use of wood, natural materials and building forms that create covered boardwalks using canopies and elevated sidewalks. The following projects provided inspiration for their warmth and use of natural materials, especially wood – the perceived depth of building façades, with the use of deep recesses and canopies that accentuate light and shadow play. Exhibit Below includes: The SE Wyoming Welcome Center, Jackson Home Ranch Visitors Center, JH Airport, Cloud Veil JH.



C Building Data and Occupancy Data

Total Site Area:
1.9 Acres (84,400 SF)

Justice Center Building
79,000 Total GSF

Breakdown of Totals by Level
Ground Level – 26,200
Level 1.5 – 5,000
Level 2 – 23,250
Level 3 – 25,500

Building Occupants Employee (FTE) Count & Hours of Operation

New Justice Center
Current Teton County Courthouse:
Attorney's Office - 12
Clerk of Court - 6
Sheriff (Communications) - 14
Sheriff (Detention) - 17
Sheriff (Sheriff's Office) - 47
District Court – 4
Circuit Court – 4
Total Employees: 104

New Justice Center (Includes 25 yr Future Growth):
Attorney's Office - 19
Clerk of Court - 7
Sheriff (Communications) – 14*
Sheriff (Detention) – 20*
Sheriff (Sheriff's Office) – 50*
District Court – 8
Circuit Court – 8
Total Projected Employees: 126

*Note: approximately 1/3rd of Sheriff Office Employees in building at peak hours

21% Growth projected over the next 30 years

Justice Center Hours of Operation
The New Justice Center hours of operation will match the existing Teton County Courthouse Hours of Operation
Courts and Associated Office Spaces: 9am-5pm Business Hours
Sheriff Office: 24/7 (limited Staff / Personnel after hours)
911 Call Center: 24/7 (2 to 4 staff after hours)

Existing General Service Building:

Total Employees: 20 employees
Hours of Operation 9am-5pm

Existing Town Hall Building

Total Employees: 65 (plus 6 part time / occasional employees)
Mayor and Council – 5 occasionally
Admin – 2
Building and Planning – 8
IT – 7
Finance – 5
Muni Court – 1 plus 1 occasionally
Attorney – 2
External Affairs – 2
Police – 38 (see specific breakdown of PD Employes Below)

Jackson Police (expanded occupancy information)
7 days a week (4) patrol officers working in the city (+1 at the airport). Our dayshift starts at 0700 and our night shift starts at 1900. Each shift has 5 officers, with 1 dedicated to the airport from 0500-2130. Any given day the maximum number of patrol officers is 10, if no one is on vacation or training (spread out over 24 hours). **Four parking spaces during business hours for patrol alone** (We have three marked spaces on the south side for emergency vehicles now). We rarely have all of the officers in the office at the same time.

2 admin officers (Chief and Lieutenant) that park 0800-1700 M-F.

1.5 Information Coordinators that park 0730-1730 M-F with one not working on Wednesdays.

5 Detectives that work mostly day shift (10 hour shifts four days/week) with at least one working on Saturday (they rotate).

1 Police Social Worker (M-F)

1 Code Enforcement Officer (T-F) (I'm not sure if Roxanne counted this person in building/planning or not)

1 CSO Sergeant (M-Th)
1 CSO Corporal (T-F)
1 CSO (M-Th)
1 CSO (Sat-Tue)

2 IT (M-Th) (Roxanne's IT numbers may include these two)

Building to be Demolished

Existing Teton County Courthouse 32,000 GSF
Existing Teton County Jail – 16,000 GSF

Existing Buildings to Remain

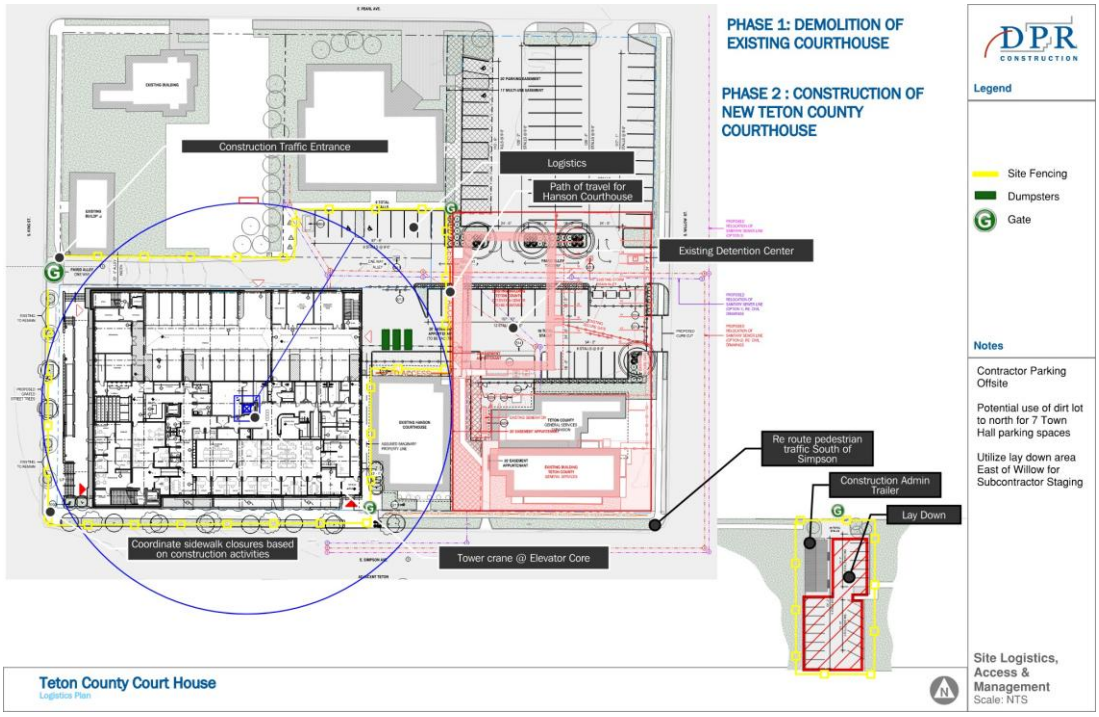
Jackson Town Hall
Hanson Courthouse (owned and operated by Teton County) – 3,800 GSF
Teton County General Services Building – 11,312 GSF

D Construction Staging & Temporary Justice Center Operations

See exhibit below for conceptual construction phases (a higher resolution pdf of this exhibit is submitted as a part of sketch plan).

Temporary Facilities

- The Hanson Courthouse will remain, serving court functions for the County temporarily
- The General Services Building will remain operational during construction
- The Town Hall will remain fully accessible and operational during with full access to the NE parking lot adjacent to Town Hall from Pearl street as currently exists.
- Is it anticipated that the existing alley running east / west will be blocked off and behind construction fencing. This includes the 6 parking spaces that are directly south of Town Hall
- The existing jail will remain until New Justice Center is complete and prisoners can be moved directly from the existing jail to the new detention center. After the move the existing jail will be demolished.



Temporary Facilities for County Functions

- The County functions that currently take place in the existing Teton County Courthouse - Courts, Sheriff's office, County attorney's office, District and Circuit Clerks - will be moved to temporary facilities, that is yet to be determined by the County. Potential Scenarios include
    - Use of the existing Hanson Courthouse
    - Renting office space in the County
    - Using modular buildings on county owned land
- All three temporary facility scenarios described above may be required to maintain County operations efficiently and economically.
- As more information comes to light the County will keep the town updated.
- The County is currently in negotiations to rent the building at 207 E. Simpson, directly adjacent to the county building and property. This rental will include the parking lot and detached garage building. It is anticipated that this building will be used by the Sheriff Department and County Attorney's office.
- The exhibit below identifies a county owned property at 207 E. Simpson Ave. This site may be used for temporary modular space for county functions displaced during construction activity.
- If this scenario is exercised, the County will work with the Town to provide a temporary use agreement for modulars - very similar to the process to approve construction trailers - as these modulars are a function of construction activity and are by their nature as temporary as a construction trailer. Expediting any anticipated modulars is critical to keep the project schedule moving and on budget.
- If modulars are to be used on the Simpson site, they will be installed meeting LDR requirements for temporary construction facilities. These modulars will be connected to the Town water and sewer system.

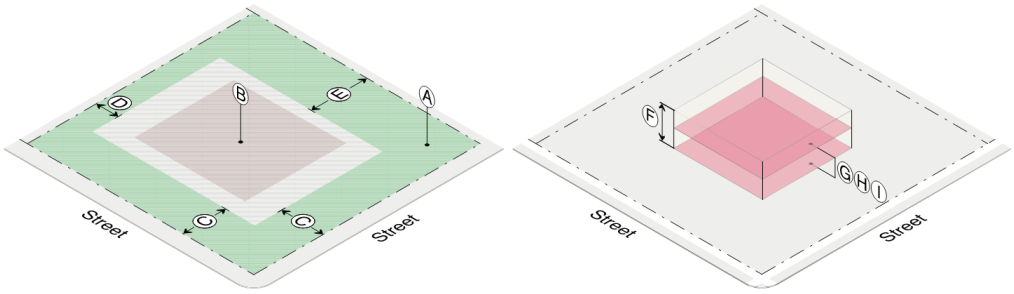


E LDR Standards / Compliance-4.2.1 Public / Semi-Public – Town (P/SP-ToJ)

A. Intent

The purpose of the Public/Semi Public - Town (P/SP-ToJ) zone is to provide locations for new and existing uses and facilities of a public or semi-public nature. In particular, the P/SP-ToJ zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs, such as for height, floor area, setbacks, and impervious surface, that cannot be accommodated in other zoning districts. Land in the P/SP-ToJ zone and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district. It is not the intent of these LDRs that property in the P/SP-ToJ zone retain that designation after the property is divested by the public entity. At the time P/SP-ToJ designated land is transferred, or is proposed to be transferred, into private ownership, the property shall be reclassified to an appropriate zoning district to allow private use pursuant to the Jackson/Teton County Comprehensive Plan.

Although many requirement in the P/SP-ToJ zoning are not applicable. The Justice Center aspires to comply or come close to complying with adjacent property LDR standards form Downtown Design Area 2. The intent is for the proposed building to fit the quality and character of the surrounding neighborhood as much as possible.



1. Structure Location and Massing

A. LSR (MIN): N/A	LSR Proposed: 0.06 (5,000/84,400)
B. Lot Coverage (MAX): N/A	Lot Coverage Proposed: 0.42 (35,400/84,400)
C. Street Setback (MIN): N/A	King Street: 20’ Setback (Building Face at Grade) King Street: 14’ Setback (To Building Overhang) Simpson Ave: 8’ Setback (To Main Building Mass) Simpson Ave: 1’ Setback (Limited to Building Corner @ King & Simpson)
D. Side Setback (MIN): N/A	Distance from Hanson Courthouse: 6’-2”
E. Rear Setback (MIN): N/A	Distance from Alley Property Line: 1’
F. Height (MAX): N/A	Level 3 Low Roof (Public ROW facing): 51’-6” High Roof (Courtroom Pop-Up)” 65’-6”

G. Stories (MAX): N/A	3 Stories
H. Stories (LO): N/A	N/A
G. FAR (MAX): N/A	1.52 (includes all building on Teton County Property)

2. **Maximum Scale of Development: N/A**

3. **Building Design**
   Non-residential building design guidelines (Div. 5.8 LDR)
   -Note North Half of Lot 2 in "Downtown Design Area 2"

4. **Site Development: N/A**
5. **Landscaping (Div. 5.5): N/A**
6. **Fencing: N/A**
7. **Environmental Standards**
   - Natural Resources Buffers
     - Cache Creek 20': N/A
     - Flat Creek North of Hansen Ave. 25': N/A
     - Flat Creek South of Hansen Ave. 50': N/A
     - Wetland 30': N/A
   - Irrigation Ditch Setback (MIN) (7.7.4.D): N/A
   - Natural Resource Overlay (NRO) (SEC 5.2.1) N/A
8. **Scenic Standards**
   - Exterior Lighting
     - Light Trespass Prohibited - Complies
     - Lights of 600 Initial Lumens Fully Shielded - Complies
     - Lumens per SF of Dev. (Max): 3 Lumens - Complies
     - Lumens Per Site (Max)
       - All Fixtures: 100,000 Lumens - Complies
       - Unshielded Fixtures: 5,500 Lumens – Complies
     - Light Color: ≤3000 KELVIN
9. **Natural Hazards to Avoid (Project is NOT located within):**
   - Steep Slopes (Lot Average Cross-Slope ≥ 10%)
   - Areas of Unstable Soils
   - Fault Areas
   - Floodplain
   - Wildland Urban Interface

10. **Signs (Div. 5.6): N/A** Signs Proposed: Building Identity / Address, RE: Exterior Elevations on King Street and Simpson Ave.
11. **Grading, Erosion Control, Stormwater**
    - Grading (SEC. 5.7.2) - Compliant
    - Erosion Control (SEC. 5.7.3.) – Compliant
      - Erosion Shall be Controlled at all times - Compliant
    - Storm Water Management (SEC. 5.7.4)
      - No Increase in Peak Flow Rate or Velocity Across Property Lines – Compliant
12. **Required Physical Development Permits**

- **Sketch Plan (SEC. 8.3.2)**
- **Development Plan (SEC 8.3.3)**
- **Building Permit (SEC 8.3.4)**
- **DRC Review (SEC 8.2.6)**

Parking Requirements (SEC. 6.2.2-A)

- Institutional & Assembly Uses
  (Courts, Institutional Offices, Detention Center)
- Ratio: Independent Calculation Based on Existing Use & Percent Growth of Justice Center.
- Existing On-Site Parking Count (on County Owned Lots) 109 Total Stalls
- Proposed On-Site Parking Count (on County Owned Lots) 120 Total Stalls
- Total Property Parking Increased By 11 Stalls (10%) increase
- 5 Accessible Parking Spaces are required per LDR 6.2.2-C and 5 Accessible parking spaces are to provided
- **Refer to Master Parking Analysis Section of this Narrative for more Information and Justification (pg. 16 of this narrative)**

Parking Space Dimensions (SEC. 6.2.5_D)

- Requirement 90 deg. parking spaces are required to be 9 feet wide by 20 feet Long
- Spaces can be reduced to 18 feet depth, including wheel stop, if an additional space of 2 feet in length is provided in front of the overhang of the car, provided that an overhang shall not reduce the width of an adjacent walkway to less than 4 feet in width.
- Spacing backing into the Alley must be 22 feet depth
- All spaces provided meet the requirements above
  - All Spaces are 9 feet wide x 20 feet depth with exception to two locations as described below
  - The south bank of parking in the sheriff's secure lot is 18 feet depth with 2 feet overhang space in front of the vehicle and wheel stops
  - The bank of parking just south of Town Hall access directly from the alley is 22 feet depth

EVSE Parking Requirements (SEC. 6.2.2 for Other Nonresidential use)

- 5% of total parking spaces will be EVSE installed and 30% will be EVSE capable. Refer to Sheet A-001 for EVSE parking stall information.

Bike Parking Requirements (SEC. 6.2.2-D)

- Required: One bicycle parking space shall be provided for every 10 vehicle space
- Proposed bicycle parking count complies see below for details.
- Total Provided18 short term spaces and 7 long term spaces.
- Long Term spaces are provided inside the building on Level 1.5 near the employee entrance on King Street (RE: Drawings Sheet A-101.5)
- Short Term Spaces are provided in the ROW along King Street between Tree Grates between the sidewalk / walking path and the curb and along Simpson Street (RE: Drawings Sheet A-001 and L-301)

- LDR Compliant Calculations:
  Assembly: 6,813 SF
  - Bike Parking Ratio: 1 PER 2,200 SF
  - 6,813 / 2,200 = 3 Bike Spaces (1.5 Short Term + 1.5 Long Term)

  Business / Office 35,015 SF
  - Bike Parking Ratio: 1 PER 1,650 SF
  - 35,015 / 1,650 = 21 Bike Spaces (15.75 Long Term + 6.75 Short Term)

Exterior Lighting (LDR 5.3.1)
Per LDR Section 5.3.1:

- All exterior fixtures that exceed 600 lumens shall be shielded at 90 degrees.
- The maximum lumens for shielded fixtures is 3 lumen per 1 square foot of site development not to exceed 50,000 lumens per acre of site development.
- Fixtures less than 600 lumens may be unshielded, but the total lumens allowed cannot exceed 2,000 lumens per acre of site development.

Housing Requirements (LDR 6.3.2 C)
The project is exempt from providing housing per LDR Section 6.3.2(C)-13
"Any use in the P/SP zone is exempt from standards of this division"

F Site Access | Site Circulation | Trash | Delivery | Snow Storage

Site Access & Vehicle Circulation

Vehicular Access to and through the campus will be similar as it exists today

- Alley
  - The Alley will not connect to Willow Street
  - The Alley will be Two-way from the Secure Sheriff's yard northern gate to the east, accessing the N/E parking lot adjacent to Town Hall and continuing with access to Pearl St.
  - One-way Alley (outbound) east from the Secure Sheriff's yard out onto King Street, along the north side of the Justice Center.
  - Consistent with today's condition there will be no entry into the Alley from King St.
- Two driveways will remain as exists today along Pearl Avenue, which currently serve the N/E parking lot adjacent to Town Hall
- The N/E Parking Lot adjacent to Town Hall will function similar as it does today, except the drive aisles and re-stripping of parking stalls at 90-degrees will accommodate two-way traffic. The Eastern Pearl Ave. access is to be signed to prohibit left-in movements.
- One access point is proposed onto Willow Street – a secure / gated driveway providing access from Secure Sheriff Yard onto Willow St.
  - To ensure pedestrian and bike safety on Willow St. This drive will have limited use by Sheriff's personnel only. There will be no public access on this driveway Willow St.

    - The public will not have vehicle access onto Willow St.
    - The fence, gate and paving will have pedestrian bike crossing indicators and marked signs, making those operating vehicles aware and diligent looking for potential pedestrians and bikes
    - The fence and gate will be located to maintain clear site lines for drivers allowing visibility up and down Willow St. for oncoming pedestrians and bikes
- The existing driveway from Simpson Avenue will no longer exist. However, in future if the Hanson Courthouse were ever to be demolished the primary access point to and from the secure yard could be provided to Simpson Ave.
- Refer to Traffic Study for additional data and information

Site Trash Pick Up & Deliveries

Trash and recycling dumpster are planned to be located on north east side of the secure sheriff yard, surrounded by fencing and a gate accessed from the Alley. Trash trucks will access the dumpster from Pearl St. traveling through the NE parking lot. RE: A-001 drawing sheet for dumpster locations.

Scheduled, large deliveries (infrequent occurrence), and food truck deliveries (serving the detention center kitchen) will occur in secure yard and sally port. Delivery truck will access the secure yard from the Willow Street entry point avoiding maneuvering through the NE parking lot.

Daily business deliveries (USPS, Fed X, UPS, etc.) will occur at the front door along King Street and at the front door to the Sheriff's office along Simpson Ave.

Snow Storage (LDR Section 6.2.5.C)

Required: A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of drive aisle and access drives, shall be provided as the snow storage area.
Sheriff's Secure Parking Lot and associated driveway:

- Paved Area: 11,200 SF
- 2.5% Snow Storage; 280 SF (equivalent to 1.5 Parking Spaces)
- Snow Storage will occur inside the secure yard on the north end of the site taking up two parking spaces in the winter months.

NE Parking Lot and associated driveways

- Paved Area: 20,200 SF
- 2.5% Snow Storage; 505 SF (equivalent to 2.75 Parking Space)
- Snow Storage will occur in NE parking lot taking up to three adjacent parking spaces in winter months.

The sidewalks and roadways will be clear and snow storage removed from site by Town and County Operations.

G Master Plan Parking Analysis

This narrative includes a summary of data demonstrating parking demand using independent parking calculations derived from current and projected growth building employee and visitor count. The following summarizes the justification of the parking counts provided, showing that the proposed parking meets the needs of the New Justice Center and Teton County General Services Building. See notes and separate calculations below regarding Town Hall.

For additional data and information please refer to the Traffic Impact Study submitted with Sketch Plan Collateral. The traffic impact study includes, but is not limited to, the following data:

- Turning movement data and vehicle trips (collected in December 2024)
- Existing parking lot utilization data (collected January 2025),
- Future Trip Generation Projections based on estimated future conditions

Parking Demand Summary

Justice Center Parking Demand
(employee counts + infrequent jury/court visitors. Data includes Future Growth)

- General Services, 20 people, assume 15% use non-auto modes**.....17 spaces of demand**
- Attorney, Office Clerk, and Courts, 42 people, assume 15% use non-auto modes....**36 spaces of demand**
- Sherriff, 84 total people, assumes approximately 33% present during work day. The rest majority of sheriff patrol will be in the field during the work day Sheriff patrol staff takes cars home, thus personal vehicles are not left on site all day, thus not further burdening the parking demand.....**28 spaces of demand**
- Sherriff patrol vehicles, assume 6 would be parked on-site at peak times.....**6 spaces of demand**
- Visitors, consider providing 4 spaces for visitors/deliveries.....**4 spaces of demand**
- Jury pools called for voir dire, totals 62 people, since these are not a regular occurrence, and currently no dedicated parking is provided – those called for Jury Duty can and do currently park on-street or are encourage in the Town Parking garage 2 blocks West.....**0 spaces of demand**

Total for County Operations (Justice Center + General Service), 91 spaces.

Town Hall Parking Demand
(Employee Counts provided by Tyler Valentine February 25, 2025)

Employees - 22 staff people plus 5 (Mayor and Council (occasional count as 1/5th of the time parked vehicle), assume 15% use non-auto modes.....**20 spaces of demand**
Police, 38 total people. Assume 13 people, approximately 33%, are present during the work day while others are on patrol**.....13 spaces of demand**
Police Patrol vehicles assumed 4 would be parked on site at peak times (per Town's input).....**4 spaces of demand**
Visitors, Consider 4 spaces for visitors/deliveries.....**4 spaces of demand**

Total Demand for Town Hall Operations, 41 spaces.*

Town and County Total Parking Demand 132 Spaces

On-Site Parking Provided – 121 Spaces (Existing Spaces 109)

- See "Parking Utilization Data Table" and "Parking Analysis Conclusions" below justifying this provided parking count
- **51 Spaces** N/E Parking Lot (Including 9 Spaces Dedicated to TOJ Easement)*
- **9 Spaces** Town of Jackon Immediately South of Town Hall**
- **61 Spaces** – all other Teton County owned Lots on Campus

**The Town Hall Parking Demand Data is provided for reference as requested by the Town to be part of the Sketch Plan narrative. The Town Hall is not within the boundary or property line of the county owned property in question. The County has provided a parking easement to the Town, in the existing northeast parking lot allowing the Town to utilize the parking spaces up against the East side of the Town Hall (20 feet). Otherwise, all parking in both parking lots is solely parking for county vehicles and guests. At present this parking lot does not have signage nor is regularly monitored. The New Justice Center proposed conditions will not impact the parking spaces held by the Town up against the Town Hall on the East side, per the existing easement agreement.*

***Parking Spaces on the Town owned property immediately south of Town Hall are not on the county owned property in question. However, to maximize parking for the block the sketch plan submittal is proposing re-paving / restriping to increase the parking count at this particular location from 6 existing to 9 proposed.*

Parking Utilization Data Table

The parking demand calculations are estimated based on real world employee and visitor numbers. The actual building occupants will vary, depending on TOJ police operations and County Sheriffs operations and Court / Jury Trail Activity on any given day and so the other piece of data (see full Traffic Impact Study for more info) that is critical in demonstrating that current parking demand is met and exceeded by current supply is the parking utilization study and data collection table below. Parking lots around the site were 68% full on this representative data collection. This number can vary throughout the year, but the point remains that real world conditions recorded below must also be taken into account.

Table 3. Campus Parking Data (January 14th, 2025)

Parking Area	Counted Parked Vehicles	Approx. Space Capacity	Percentage Utilized
Town Hall	29	36	81%
Detention Facility	7	14	50%
Central Area	18	33	55%
South of Simpson Ave.	17	26	65%
Along Pearl Ave[1].	23	24	96%
Along Willow St.[1,2]	16	24	67%
Along Simpson Ave.[1]	20	25	80%
Along King St.[1]	9	20	45%
Totals	138	202	68%

1.Includes both sides of the roadway.
2.Parallel parking allowed in winter. Parking lanes are used as bicycle lanes during summer.

The parking on and around the site was 68 percent utilized on January 14th, 1:45 PM (plus or minus 15 minutes). The on-street parking along Pearl Avenue was the most highly utilized with essentially all of its parking being used. The businesses along the north side also generate parking along this roadway. The second highest utilizing was the Town Hall lot and the parallel parking along Simpson Avenue which were each 80 percent utilized.

While on-street parking along the adjacent roads serves the uses, it is not all being generated by campus uses. For purposes of this study, 50 percent was assumed to be associated with either the courthouse or Town Hall. Given that assumption and the parking counts in the lots, the courthouse and Town Hall collectively generated an estimated 104 parked vehicles.

Master Parking Analysis Conclusion

The estimated Parking Damand (131 Spaces) is not met by the off-street parking spaces provided at 121 Spaces. The two numbers are very close and it is important to keep in mind there is a margin of error in the parking demand estimations. However, when paired with the real-world data collection of parking utilization rates, the overall conclusion is that parking demand is met, on most average days, by parking to be provided by the project.

AndersonMasonDale

Tyler Valentine
PO Box 1687
Jackson, WY 83001

March 4, 2025

Dear Tyler Valentine,

In response to the Determination of Insufficiency for Sketch Plan at 180 S King Street, please see the written response to all items identified in the Pre-Application Conference below. Responses noted in red.

1. PARKING REQUIREMENT: As part of the CUP approval for the Teton County General Service building (P24-065), the following condition was approved requiring the General Services building to be included in the parking calculation as part of the Courthouse project:

   "Determination of, and provision for, any newly generated off-street parking for the General Services Building shall be deferred until master planning of the municipal complex and construction of the proposed Teton County Courthouse project is complete."

   Parking in the P/SP zone requires an independent calculation which puts the burden on the application to propose the appropriate amount of parking to accommodate all uses, including Town Hall, the Hansen Courthouse, and the General Services Building. There appears to be a total of 117 proposed on-site parking spaces. A detailed parking analysis will be required which provides an inventory of the parking demand/needs for all existing/proposed uses. At the pre-application meeting, there should be a discussion over whether street parking spaces should be credited toward the development similar to other downtown properties on the DC, CR and TS zones.
   Please refer to the Teton County Justice Center Narrative Description for the independent parking calculation and detailed parking analysis. Since the pre-application submission the total proposed on-site parking spaces has been updated to 120 spaces.

2. FLOOR PLANS / MAIN ENTRANCE – it appears the main entrance is moving from King St to Simpson Ave. The floor plans do not seem to address the King Street frontage well, in fact the first floor shows storage/Mechanical spaces up against King Street which is not ideal. These types of conditioned spaces are better served off the alley and would create a better street frontage along King Street.

Since the pre-application submission, the main entrance has been moved from Simpson Ave to King Street. The Design Team agreed that the entrance on Simpson Ave did not address the King Street frontage. Rearranging the main entrance to King Street will provide generous public frontage as well as an enhanced civic arrival experience. Additionally, this new layout keeps the public entrance approximately where the current courthouse entrance is located to maintain the public familiarity with building access. Please refer to Sheets A101 – A103.

3. PEDESTRIAN FRONTAGE TYPE - The pedestrian frontage type on South King and East Simpson will likely be Trees in Grates. There is a potential for Trees in Lawn along East Simpson.
   The design team has proposed Trees in Grates along King Street to match the current frontage type. We have proposed Trees in Lawn along Simpson Ave as this Frontage type is more adaptive to the grade change along Simpson Ave. Please refer to Sheets L-301 and A-001.

4. BUILDING HEIGHT/BULK/SCALE – The P/SP zone is a flexible zone when it comes to setbacks, FAR, building height, etc. because it serves a wide variety of public-serving and institutional uses. Although flexibility is provided, the design, architecture, building height, and massing should be done in consideration of the surrounding built environment, and in consideration of the Town Council/community's recent sensitivity to large buildings. Staff is aware that the project is very conceptual in nature, however, staff has concerns over a proposed 60' building with another 18' mechanical screen wall for a total height of 78'. If the applicant plans to propose a building this tall, significant design efforts will need to be made to break up the massing through additive/subtractive architectural moves, third-floor step-backs, appropriate materials changes that align with changes in plane, etc. The applicant should also explain why the first and second floors are each over 18' tall and why the third floor is over 23' tall.
   Since the pre-application, the Design Team has developed the exterior massing. Additive and subtractive architectural moves have been introduced. Along King Along Simpson Ave, Level 3 has been pushed back to reduce the mass. We have placed the courtrooms at the center of the building, to keep the high-volume spaces stepped back from the primary façade. The material palette will be carefully selected to align with the stepbacks. We will focus on materials that create texture and visual separation as the building transitions between floors.

   The first to second floor is over 18' tall to provide 14'-0" minimum clear ceiling height at the Level 1 Sally Port to accommodate an ambulance. The second to third floor, and the third floor to low roof heights have been reduced to 16'-0". To reduce the mass of the buildings on Simpson Ave and King Street, we have limited the extents of the high roof to above the courtrooms only. The high roof will also serve to screen mechanical units from Simpson Ave.

Please refer to Sheets A-201 through A-215. Please refer to the Teton County Justice Center Narrative Description for additional information on the massing and contextual response.

5. CONSTRUCTION STAGING / TEMPORARY OFFICES – What is the plan for construction staging and displacement of office space?
   Please see the Conceptual Construction Staging plan. A temporary site gate to be installed at the North Alley entrance at King Street. Dumpsters to be placed to the north of Hansen Courthouse. Construction trailer and lay down space to be located in the parking lot to the south of Simpson Ave. Pedestrian access will be re-routed to the south side of Simpson Ave.

6. PARKING EASEMENT – The applicant will need to provide a response on whether they are proposing any changes that would impact or require re-negotiating the parking easement between the Town and County.
   The applicant is not proposing any changes that would require re-negotiating the parking easement between the Town and County. We are proposing that the NE parking lot be re-striped. However, the parking stall count within the existing parking easement will remain unchanged.

7. ALLEY EXTENSION – At this time staff is not prepared to provide a recommendation of support or opposition to the proposal to extend the alley east to Willow. As part of the Sketch Plan, this topic will be a key issue, and one of the main considerations to support or not support this extension will be the South Willow bike lane which is part of the Safe Routes to School system. Please keep in mind that the Town Council recently denied a proposed access off Willow as part of the General Services Building CUP because they were concerned the new access would conflict with the bike route. Since the proposed alley extension would significantly increase the amount of traffic entering/exiting the property from Willow, concerns over the bike path will continue to be a leading key issue. If the Town Council allows the alley to be extended east to Willow, the alley should be aligned to match the existing alley. As shown on the proposed site plan, the alley drive aisle shifts slightly north due to a landscape island just north of the secured sheriff parking. This island should be shifted south so that the alley is continuously straight.
   The County and Justice Center leadership fully supports efforts to protect pedestrians, especially children and families using the Willow Street Safe Routes to School bike and pedestrian pathways.

   Since the pre-application submission, the proposed site plan has been revised to remove the alley extension to Willow Street. The Alley will be Two-way from the Secure Sheriff's yard northern gate to the east, accessing the N/E parking lot adjacent to Town Hall and continuing with access to Pearl St. One-way Alley (outbound) east from the Secure Sheriff's yard out onto King Street, along the

north side of the Justice Center. Consistent with today's condition there will be no entry into the Alley from King St.

8. EXISTING WILLOW ACCESS – Similar to the comments above, staff is not prepared to provide a recommendation of support or opposition to keeping this access. Removal of this access would result in 3-4 additional parking spaces and would still allow the secured parking lot to be accessed from the alley. The applicant will be tasked with justifying why this curb cut is essential to the function of the Secured Sheriff's parking lot. Ultimately the Town Council will decide on his access.
   Vehicle access on Willow Street remains essential for the Sheriff's Office to perform its public safety duties. A secure yard for the Sheriff's Office requires two access points onto 2 different rights-of-way, and site constraints prevent access from Simpson Street. Therefore, access must be provided from King Street and Willow Street. If an event were to occur in the alley, and vehicle access was blocked then Sheriff vehicles could still exit the secure lot via Willow.

   To ensure pedestrian and bike safety on Willow St. This drive will have limited use by Sheriff's personnel only. There will be no public access on this driveway to Willow St. The fence, gate and paving will have pedestrian bike crossing indicators and marked signs, making those operating vehicles aware and diligent looking for potential pedestrians and bikes. The fence and gate will be located to maintain clear site lines for drivers allowing visibility up and down Willow St. for oncoming pedestrians and bikes.

9. BIKE PARKING STANDARDS – LDR Section 6.2.2.D addresses the Town's new bike parking standards that will apply to this development. The new standards require a percentage of required bike parking to be short-term and long-term. Office and Assembly uses have different standards and thus the applicant should work early on with Town staff to determine the correct requirement.
   Please refer to Sheet L-301 for the bike parking calculation table in accordance with LDR Section 6.2.2.D. 18 short-term bike parking spaces and 7 long-term bike parking spaces are to be provided. Long-term bike parking spaces are provided at Level 1.5, refer to Sheet A101.5. Within the bike parking total, the Design Team has accommodated 25% for the larger and alternative bicycles.

10. PARKING DIMENSIONS – All uncovered surface parking and drive aisle dimensions shall comply with LDR Section 5.2.5.D. For covered parking spaces, such as those underneath the new building, reduced parking and drive aisle dimensions are allowed per the attached Resolution 09-25.
    Parking and drive aisle dimensions have been indicated on Sheet A-001 to comply with LDR Section 6.2.5.D. The standard parking space width is 9 feet. The standard surface parking space length is 20 feet. Parking spaces accessed

perpendicular to the alley are 22 feet in length. The parking spaces at the south side of the secure lot are 18 feet in length, as an additional 2 feet in length is provided for the front overhang. The standard drive aisle is 24 feet.

11. TRASH – A Trash enclosure will be required for the new Justice Center that complies with LDR Section 6.4.2. In addition, the Town's trash enclosure south of the building is not shown on the site plan. Is this an omission or on purpose?
A trash enclosure is proposed in the northeast corner of the Secure Parking lot, with truck access from the North Alley. Up to (4) Trash and recycling dumpsters may be housed within the enclosure. Smaller recycling bins may be housed in the Level 1 Secure Parking area. Proposed trash and recycling dumpster sizes, and enclosure based on current waste volume of Courthouse, Detention Center and Hansen Courthouse. The existing Town trash enclosure to the south of Town Hall to remain, the fence line has been indicated on the Sheet A-001 and C3.0. The county would propose that the trash enclosure in the northeast corner of the Secure Parking lot be a shared enclosure for Town Hall and County.

12. EVSE STANDARDS – LDR Section 6.2.2.F addresses the Town's new Electric Vehicle standards that will apply to this development. Essentially, whatever parking amount is required for the Justice Center, 30% of spaces shall be EVSE capable (i.e., conduit running to/from the spaces to the power source) and 5% shall be EVSE installed. These spaces shall be identified on the site plans for the Development Plan.
Per LDR Section 6.2.2 for Other Nonresidential use, 5% of total parking spaces will be EVSE installed and 30% will be EVSE capable. 6 stalls to be EVSE installed and 36 stalls to be EVSE capable. Refer to Sheet A-001 for EVSE parking stall information.

13. SNOW STORAGE – LDR Section 6.2.5.C addresses snow storage. The applicant shall demonstrate the locations of snow storage that comply with the 2.5% rule. Essentially, 2.5% of all uncovered paved surface areas (i.e., pedestrian walkways, drive aisles, parking, etc.) shall be dedicated to snow storage.
A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of drive aisles and access drives, shall be provided as the snow storage area.
Sheriff's Secure Parking Lot and associated driveway:
    - Paved Area: 11,200 SF
    - 2.5% Snow Storage; 280 SF (equivalent to 1.5 Parking Spaces)
    - Snow Storage will occur inside the secure yard on the north end of the site taking up two parking spaces in the winter months.

NE Parking Lot and associated driveways
    - Paved Area: 20,200 SF
    - 2.5% Snow Storage; 505 SF (equivalent to 2.75 Parking Space)
    - Snow Storage will occur in NE parking lot taking up three adjacent parking spaces in winter months.

14. EXTERIOR LIGHTING – This zone is not exempt from exterior lighting standards. All exterior light fixtures shall comply with LDR Section 5.3.1. Per the LDRs, all exterior fixtures that exceed 600 lumens shall be shielded at 90 degrees. The maximum lumens for shielded fixtures is 3 lumen per 1 square foot of site development not to exceed 50,000 lumens per acre of site development. Fixtures less than 600 lumens may be unshielded, but the total lumens allowed cannot exceed 2,000 lumens per acre of site development.
    Street lighting to be coordinated with Electrical Engineer and TOJ Public works for spacing and location. Standard TOJ street lighting specifications and details will be followed. Site photometrics will be provided to review the exterior lighting.

15. PARKING LOT SOUTH OF SIMPSON: What is the intended use for the parking lot south of East Simpson? Is that mostly for staff parking or will it be for public use?
    The parking lot south of Simpson Ave will be intended for the Justice Center visitor parking. Elected officials and Sheriff fleet vehicles will be parked in the east secure parking lot and the Level 1 building parking lot.

16. SIGNAGE - All signage is approved separately through a sign permit. However, a preliminary signage plan shall be provided with the Development Plan. The plan shall identify locations and types of directional and wayfinding signage. The general public views this site as one and often public members come into Town Hall looking for the existing courthouse. The applicant should consider how pedestrian access through the site can be maintained or provided.
    Acknowledged, a preliminary signage plan will be provided with the Development Plan. Exterior elevation drawings in the sketch plan show conceptual location of building identification & wayfinding signage at the primary entry of the building along King St.

Teton County Justice Center

180 S King Street

02.05.2025

Permit Number	Begin Date	Step Type	Town of Jackson Comment	Created By	Design Team Response By	Design Team Response
P24-125			**BUILDING DEPARTMENT COMMENTS**			
			Structure must meet the most current adopted Building Codes of the Town of Jackson.		**KLA**	Acknowledged. Structure will meet current Town of Jackson adoption of IBC 2021 and associated design criteria.
P24-125			**ENGINEERING DEPARTMENT COMMENTS**			
			Pre-Ap Comments - INSUFFICIENT P24-125 ADDRESS: 180 S King St. OWNER: Teton County General Services APPLICANT: Berning Project Management 9/18/2024 Jeff Silliman, 733-3079 DATE OF SUBMITTAL: 9/18/2024 DATE OF MATERIALS: June 26, 2024 The engineering division has reviewed your application for a [PERMIT TYPE] submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. PROJECT SPECIFIC COMMENTS:		-	-
			1. Replace LVE street light on Simpson/King.		**Jorgensen**	Street lighting to be coordinated with Electrical Engineer and TOJ Public works for spacing and location. Standard TOJ street lighting specifications and details will be followed.
			2. Provide EV car charging spaces.		**AMD**	Per Town of Jackson Land Development Requirements, Division 6.2.2 for *Other Nonresidential* use, 5% of total parking spaces will be EVSE installed and 30% will be EVSE capable. Refer to Sheet A-001 for EVSE parking stall information.
			3. Show snow storage and stormwater management. May consider removing the security gate on Willow and gain more parking spaces and snow storage.		**Jorgensen**	Snow storage and stormwater management will follow TOJ regulations. Schematic Design has not progressed enough to include these two items. The difference between the pre and post development runoff will be stored on site (likely with stormtech chambers).
			4. The sheriffs parking access off Willow may not be necessary and may get flagged the way GSB access did.		**Jorgensen**	A Traffic Impact letter is included in the Sketch Plan submission to help facilitate the analysis of the Willow St access. More information and conversations with the TOJ to come. The County and Justice Center leadership fully supports efforts to protect pedestrians, especially children and families using the Willow Street Safe Routes to School bike and pedestrian pathways. However, vehicle access on Willow Street remains essential for the Sheriff's Office to perform its public safety duties. A secure yard for the Sheriff's Office requires two access points, and site constraints prevent access from Simpson Street. Therefore, access must be provided from King Street and Willow Street.

			5. Water to this development is off Simpson Ave.		**Jorgensen**	Correct. Civil currently shows a new service connecting to the water main in Simpson Street. It is expected the existing service will not have the demand for the proposed building and fire suppressions system
			6. Show pedestrian improvements. a.Remove steps on Simpson and match sloped sidewalk across the street.		**Jorgensen**	Civil design is matching the slope of Simpson street similar to the sidewalk across the street. Existing steps will be removed
			7. Town has easement on the sewer running north/south. Town cannot give up the easement as shown until there is a plan to reroute the sewer.		**Jorgensen**	Three sewer options (plan view only) are provided in this submission, refer to Civil drawings and Sheet A-001. Further analysis and coordination to happen with TOJ Public Works for reroute of the sewer and vacate of the easement. Additionally the proposed options for relocating the sewer lines will be reviewed with the selected Construction Manager/General Contractor (CMGC) to establish costs associated with the new sewer line to finalize the design of this work.
			8. Show water entry on Simpson, adjacent to the tap on the main, not on King. TOJ CODE A construction-staging narrative shall be submitted for review and approval with the Development Plan application.		**Jorgensen**	Water entry for the proposed Courthouse will come from the Simpson Ave main.
			A construction-staging narrative shall be submitted for review and approval with the Development Plan application.		**Wember/BPM/County**	A CMGC has been brought on board and will provide a construction staging narrative for TOJ review.
			Plans provided shall show all work to be completed within the Towns right-of-way.		**Jorgensen**	Civil plans will show the limits of disturbance which will include all work within the public ROW
			Show all encroachments into the Towns right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.		**AMD/KLA**	No buildings, foundations, canopies, balconies, roofs or shoring will encroach upon the Town's right-of-way or easements. There are proposed site walls along Simpson Ave, adjacent to the Sherrif Entry, that are within the Town right-of-way. The proposed site walls serve as vehicle protection. Please refer to Sheet A-001 for the proposed site walls.
			A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.		**AMD/Jorgensen**	Civil will provide a demo plan and information for the abandonment of water and sewer services at the main per TOJ regulations. Architecture will provide a demo plan for existing structures to be removed.
			LAND DEVELOPMENT REGULATIONS Development shall comply with the physical development standards for its zoning.		**-**	**-**
			5.7 GRADING, EROSION CONTROL, AND STORMWATER 5.7.1 Grading Permit Required: Provide information on how the application will comply with this section, including the Geotechnical Report.		**Jorgensen**	TOJ Grading Plan and application will be provided.
			5.7.2 Grading Standards: Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. Provide easements for grading proposed on adjacent properties.		**Jorgensen**	Civil plan to include the necessary grading elements to meet TOJ standards.
			5.7.3 Erosion Control Standards: Provide an erosion control plan that shows compliance with this section.		**Jorgensen**	Civil plan to include the necessary erosion control elements to meet TOJ standards.
			5.7.4 Stormwater Management Standards: Provide an erosion control plan that shows compliance with this section.		**Jorgensen**	Civil plan to include the necessary stormwater management elements to meet TOJ standards.
			6.2 PARKING AND LOADING STANDARDS 6.2.2 Required Parking and Loading: Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require delivers, show the proposed loading facilities.		**AMD**	Please refer to Sheet A-001 for parking and loading plan and calculations, including dimensions, accessible spaces, and bicycle parking.
			6.2.5 Off-Street Parking and Loading Design Standards: Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.		**AMD/Jorgensen**	Civil to provide surface material, cross section details, and snow storage for parking.
			6.4 OPERATIONAL STANDARDS Provide a Construction Management Plan: https://www.jacksonwy.gov/DocumentCenter/View/7098/Checklist-CONST-MGMT-PLANv4		**Wember/BPM/County**	A CMGC has been brought on board and will provide a construction management plan for TOJ review.
			7.2 SUBDIVISION STANDARDS 7.2.2 Standards Applicable to all Subdivisions 7.2.2.A Subdivision Improvements:		**-**	**-**

			1. Provide plans and specifications for roads, streets, alleys, sidewalks, and pathways including street light, signage, and markings.		**Jorgensen**	Civil specifications will include these elements.
			2. Provide a sanitary sewer wastewater plan.		**Jorgensen**	Sewer plan and sewer TOJ details will be provided.
			3. Provide a water supply plan.		**Jorgensen**	Water supply plan and standard TOJ details will be provided.
			4. Provide a storm drainage plan, basins, calculations, treatment method. Stormwater discharged to a public storm sewer or right of way requires treatment. Wyoming DEQ 5D2 permits are required for subsurface discharges.		**Jorgensen**	Stormwater management plan, calculations, etc. will be provided.
			5. Provide an irrigation plan or statement.		**Limegreen**	All plantings will be irrigated with an automatic irrigation system.
			6. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas.		**Jorgensen**	Utility plan will be provided.
			7. Provide a plan for permanent reference monuments, property corners, etc.		**Jorgensen**	Property corners, etc. will not change. If a monument is disturbed during construction, it will be reinstalled or replaced by survey department.
			8. Permits are required prior to construction of development improvements.		**AMD/Jorgensen**	Acknowledged. All required permits will be acquired prior to construction of development improvements.
			9. All improvement shall be designed by a professional engineer licensed to do such work in the State of Wyoming.		**Jorgensen**	Acknowledged, all improvements shall be designed by a professional engineer licenses to work in the State of Wyoming.
			10. The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.		**Wember/BPM/County**	Acknowledged.
			7.7 REQUIRED UTILITIES 7.7.2 Potable Water Supply:		-	-
			1. Provide a water supply plan and estimated average day, maximum day, and maximum hour, required fire flows, and per capita maximum daily demands. Demands shall be determined by one of the following: Wyoming DEQ Chapter 12 Section 8 (equivalent per capita water use shall be at least 125 gpd and 340 gpd for average and maximum day respectively); Wyoming DEQ Chapter 25 Tables 1 and 2 with consumption and irrigation factored in, metered water supply data from another development where similar water demands have been demonstrated, AWWA M22 method, or other Town Engineer approved source.		**Jorgensen**	Further information to be provided with the water supply plan after schematic design.
			2. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.		**Jorgensen**	Acknowledged. Potential easements to be determined
			3. Provide a water system analysis indicating the required domestic and fire flow demands. Identify impacts to or upgrade requirements for the existing distribution, supply, or treatment system.		**Jorgensen**	Further information to be provided with the water supply plan after schematic design.
			4. Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations.		**Jorgensen**	TOJ construction standards will be adhered to. Design Team will provide information on planned metering and backflow prevention locations.
			5. State whether the water system will be privately or publicly owned. Water services over 2-inch in diameter require engineering design. Water mains larger than 8-inch and or longer than 250 feet require a Wyoming DEQ permit.		**Jorgensen**	Only a private service from the public Simpson Ave main will be installed.
			7.7.3 Sanitary Sewer System:		-	-
			1. Provide a sanitary sewer wastewater plan and estimated average day, maximum day, and peak hour for the design of the project, per capita design flows, extraneous flows, and industrial and/or commercial waste volumes. Volumes shall be determined by one of the following: Wyoming DEQ Chapter 25 Tables 1 and 2; metered water supply data from another development where similar water demands have been demonstrated; or other Town Engineer approved source.		**Jorgensen**	Further information to be provided with the sewer plan after schematic design.
			2. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.		**Jorgensen**	Acknowledged. Potential easements to be determined.
			3. Provide a sanitary sewer analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities.		**Jorgensen**	Further information to be provided with the sewer plan after schematic design.

			4. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion.		**Jorgensen**	Further information to be provided with the sewer plan after schematic design.
			5. State whether the sewer system will be privately or publicly owned.		**Jorgensen**	Sewer will be a private service tying into the public TOJ system.
			7.7.4 Irrigation System:		-	-
			1. Provide an irrigation plan when the system is for the entire development or the system will be owned by the Town. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.		**Limegreen**	An irrigation system will be designed starting in Design Development. The design will include calculations for water demand, plans showing backflow location, controller location, and water meter.
			2. Show compliance with surface water rights (if applicable), irrigation surface water runoff, setbacks to ditches, and access to ditches.		**Jorgensen**	Not applicable at this location.
			3. Show compliance to standards for any alteration of an irrigation ditch.		**Limegreen**	Not applicable to the project. The project scope will not alter any existing irrigation ditches.
			4. A Wyoming Department of Transportation license is required for irrigation systems and landscaping located within the WYDOT right-of-way.		**Limegreen**	Not applicable to the project. The project irrigation system and landscaping is not located within the WYDOT right-of-way.
			7.7.5 Other Utilities:		-	-
			Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g. transformers.		**Jorgensen**	Utility plan will be provided.
	11/11/2024		POST MEETING ADDITIONAL COMMENTS	Brian Lenz	-	-
			1. Build the building to the public way, don't adjust the public way to the building. Use the existing street and curb grades and design back into the building, maintaining a consistent plain complying with ADA standards. Do not use the buffer area as a grade break, except that along Simpson Ave. along the hillside grades may be adjusted WITH Town Engineering coordination.		**Jorgensen**	Finish floors and entry to the building is being designed to accommodate the existing ROW grades and ADA standards. The buffer will not be used as a grade break unless there is TOJ coordination.
			2. Provide the street sections of King Street and Simpson Avenue showing the existing street components relative to the right-of-way boundary and the Community Streets plan. Adjusting the curb lines may be warranted to bring the street up to a current section.		**Jorgensen**	Street section of King Street and Simpson Avenue will be provided.
			3. Review the corner of King and Simpson with Town Engineering, Pathways, and Planning, for a possible bulb out.		**Jorgensen**	Although this sidewalk and right-of-way is outside the boundary of the project, if funds allow the County will consider removal and replacement as part of the project. This portion of of work will be considered at additive alternate. A Traffic Impact letter is included in the Sketch Plan submission to help facilitate the analysis of King and Simpson. More information and conversations with the TOJ to come.
			4. Depending on exterior lighting of the building, a street light at the corner may be warranted at the corner and the alley.		**Jorgensen/CRA**	Site photometrics will be provided to review the exterior lighting.
			5. The sidewalk east of the existing entrance needs to be removed and replaced with a compliant sidewalk as part of the project.		**Jorgensen**	Although this sidewalk and right-of-way is outside the boundary of the project, if funds allow the County will consider removal and replacement as part of the project. This portion of of work will be considered at additive alternate.
			6. Verify the location of water and sewer services for the Clifford Hansen courthouse and plan for relocation and abandonment if conflicting with the new structure.		**Jorgensen**	Location of water and sewer services for Hansen courthouse indicated on the property survey. Relocation and/or abandonment to be determined based on new service line locations.
			7. Review whether vehicular access can be provided to the new GSB maintenance shop from the parking lot.		**Jorgensen, Wember/BPM/County**	There is no current plan to provide vehicular access to the new GSB addition via the Secure parking lot.
			8. How will trash and recycling be handled for the new facility.		**Wember/BPM/County**	A trash enclosure is proposed in the northeast corner of the Secure Parking lot, with truck access from the North Alley. Up to (4)Trash and recycling dumpsters may be housed within the enclosure. Smaller recycling bins may be housed in the Level 1 Secure Parking area. Proposed trash and recycling dumpster sizes, and enclosure based of current waste volume of Courthouse, Detention Center and Hansen Courthouse.
			9. Provide for a trash and recycling enclosure for town hall. Coordinate with Town Planning and Facilities.		**Wember/BPM/County**	The county would propose that the trash enclosure in the northeast corner of the Secure Parking lot, be a shared enclosure for Town Hall and County.

			10. Provide elevated sidewalk crossings at all driveways and alleys.		**Jorgensen**	Jorgensen will provide elevated sidewalk crossings at driveways and alleys.
			11. Provide information and clarification on how the parking lot east of Town Hall is and will be administered and maintained.		**Wember/BPM/County**	The parking lot east of the Town Hall will continue to be administered as a shared County & Town lot. The 9 parking stalls in the the 20'-0" parking easement along the west side of the lot will remain.
			12. Remove all vehicular access to Pearl preferred, or minimize to one access. **(CORRECTION: 12. Remove all vehicular access to Willow preferred, or minimize to one access.)**		**Jorgensen**	A Traffic Impact letter is included in the Sketch Plan submission to help facilitate the analysis of the Willow St access. More information and conversations with the TOJ to come. The County and Justice Center leadership fully supports efforts to protect pedestrians, especially children and families using the Willow Street Safe Routes to School bike and pedestrian pathways. However, vehicle access on Willow Street remains essential for the Sheriff's Office to perform its public safety duties. A secure yard for the Sheriff's Office requires two access points, and site constraints prevent access from Simpson Street. Therefore, access must be provided from King Street and Willow Street.
			13. Review the overhead utilities in the alley. Verify that adequate clearance is provided. If not, plan to bury the utilities, rather than raising them. Burying utilities may provide more room for two way traffic in the alley.		**Jorgensen**	Overhead utilities in the Alley will be reviewed to ensure adequate clearance is provided. Burying utilities is an option that will be explored in the next phase of design.
P24-125	**FIRE DEPARTMENT COMMENTS**					
			Project shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following:		-	-
			1. The owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of construction. The plan shall be submitted and approved before a building permit is issued.		**Wember/BPM/County**	The owner's authorized agent will work with the selected CMGC to develop a site safety plan during the construction phases of the work.
			2. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to any work being done. A permit shall be required for sprinkler work. Inspections and testing shall be scheduled with this department.		**AMD/CLA**	Acknowledged. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to work being done. Inspections and testing shall be scheduled with the Fire Department.
			3. A stamped set of fire alarm plans shall be submitted for review and approval prior to any work being done. A permit shall be required for fire alarm work. Inspections and testing shall be scheduled with this department.		**AMD/CLA**	Acknowledged. A stamped set of fire alarm plans shall be submitted for review and approval prior to work being done. Inspections and testing shall be scheduled with the Fire Department.
			4. Applicable occupancies shall have an approved fire safety and evacuation plan per the IFC, Section 403, Emergency Preparedness and Section 404, Fire Safety, Evacuation and Lockdown Plans.		**Wember/BPM/County**	The design team to establish evacuation plans and that will be part of the signage package for the project. The owner's authorized agent will work with the County, and specifically the Sheriffs office, to establish evacuation and lockdown plans.
			5. Exterior doors and openings required by the IFC and the International Building Code (IBC) shall be maintained readily accessible for emergency access by the fire department. Building shall be provided with approved address identification and shall be legible and placed in a position that is visible from the street or road fronting the property. When access to a structure is restricted, a knox box shall be provided in an approved location.		**AMD**	Exterior doors and hardware will meet current Town of Jackson adoption of IFC and IBC 2021. Please refer to Sheet G-101 for proposed address identification, knox box, FACP and FDC locations.
			6. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Fire flow requirements shall be determined by an approved method.		**CLA**	A water supply capable of supplying the required fire protection flow rate will be provided. Fire flow requirements will be determined in design development.
			7. Elevator operation, maintenance and fire service keys shall be in accordance with the IFC, IBC and ASME A17.1 - Safety Code for Elevators/Escalators. Inspections and testing shall be scheduled with this department.		**AMD**	Acknowledged. Elevators will meet current Town of Jackson adoption of IFC and IBC 2021 and ASME A17.1. Inspections and testing shall be scheduled with the Fire Department.
			8. Commercial cooking equipment and systems in accordance with the IFC, Section 606. Inspections and testing shall be scheduled with this department.		**AMD**	Acknowledged. Commercial cooking equipment will meet current Town of Jackson adoption of IFC 2021. Inspections and testing shall be scheduled with the Fire Department.
			9. Interior finish, decorative materials and furnishings shall be in accordance with the IFC, Chapter 8 for occupancy type.		**AMD**	Acknowledged. Interior finishes, decorative materials and furnishings shall be in accordance with the IFC Chapter 8.
			10. Fire extinguishers installed for occupancy type in accordance with the IFC, Section 906.		**AMD**	Acknowledged. Fire extinguishers shall be installed per occupancy type in accordance with the IFC, Section 906.

			11. Means of egress in accordance with the IFC, Chapter 10 including minimum number of exits, maximum common path of egress travel distance specific to occupancy type, emergency lighting, emergency power, exit signs. Inspections and testing shall be scheduled with this department.		**AMD**	Please refer to Sheet G-102 for proposed means of egress, including number of exits, common path of travel, and occupancy type. Emergency lighting, power and exit sign locations shall be submitted for review and approval prior to work being done. Inspections and testing shall be scheduled with the Fire Department.
			12. Occupancy load posted in assembly occupancies.		**AMD**	Occupancy load signs shall be posted in assembly occupancies in accordance with IBC 2021, Section 1004.9. Please refer to notes on Sheet G-102.
			13. Meet requirements of NFPA 101 - Life Safety Code, Chapter 22 - New Detention and Correction Occupancies.		**AMD**	Acknowledged. The Detention and correction occupancies will meet the requirements of NFPA 101, Chapter 22.
P24-125	**JOINT HOUSING DEPARTMENT COMMENTS**					
			No comments - P/SP zone exempt from housing mitigation and no housing incentive tools proposed to be used		-	-
P24-125	**PATHWAYS DEPARTMENT COMMENTS**					
			Driveways/access points shall be constructed with continuous sidewalks (sidewalks shall remain at the top of curb elevation across the driveway).		**Jorgensen**	Agreed. Jorgensen to design sidewalks per TOJ standard details.
			Explore eliminating the curb cut on Willow and using the alley for access to and from the site interior.		**Jorgensen**	A Traffic Impact letter is included in the Sketch Plan submission to help facilitate the analysis of the Willow St access. More information and conversations with the TOJ to come. The County and Justice Center leadership fully supports efforts to protect pedestrians, especially children and families using the Willow Street Safe Routes to School bike and pedestrian pathways. However, vehicle access on Willow Street remains essential for the Sheriff's Office to perform its public safety duties. A secure yard for the Sheriff's Office requires two access points, and site constraints prevent access from Simpson Street. Therefore, access must be provided from King Street and Willow Street.
			Bike Parking shall comply with TOJ LDRs.		**Limegreen**	The design team proposes 18 short term spaces and 7 long term spaces. See Bike Parking Calculation Table on Sheet L-301.
			Look at angling the building face at the Simpson/King corner to provide better sight distance at the intersection.		**AMD**	Since the pre-app submission the primary building entry has been revised. The primary public entry is now at the corner of Simpson and King. The west setback has been increased to provide space for public circulation and improve the sight distance at the intersection.
			Staff recommends exploring a realignment of the sidewalk on Willow in conjunction with a protected bike lane and on-street parking.		**Jorgensen, Wember/BPM/County**	Although this sidewalk and right-of-way is outside the boundary of the project, if funds allow the County will consider realignment of the sidewalk on Willow as part of the project. This portion of of work will be considered at additive alternate.
P24-125	**PLANNING DEPARTMENT COMMENTS**					
			Please see the pre-application checklist.		**AMD**	Acknowledged. The Project Team has been provided the pre-application checklist.
P24-125	**PARKS AND RECREATION DEPARTMEN**					
	08/15/2024			KSLUDER@JACKSONWY.GOV	-	-

P24-125	**POLICE DEPARTMENT COMMENTS**					
	08/27/2024			LPOTZ@JACKSONWY.GOV	-	-
P24-125	**COMPLETENESS REVIEW**					
	09/13/2024			BSCHILLING@JACKSONWY.GOV	-	-
P24-125	**LEGAL DEPARTMENT COMMENTS**					
	09/18/2024			KMALONE@JACKSONWY.GOV	-	-
P24-125	**START DEPARTMENT COMMENTS**					
	09/18/2024			JSILLIMAN@JACKSONWY.GOV	-	-
P24-125	**PRE-APPLICATION MEETING**					
	10/23/2024			TVALENTINE@JACKSONWY.GOV	-	-

Fasching Consulting

March 5th, 2025

Mr. Brian Simon, PE
Senior Principal Engineer
Jorgensen
1315 Highway 89 S., Suite 201
PO Box 9550
Jackson, WY 83002

RE: Traffic Impact Study
Teton County Courthouse Redevelopment (Fasching Consulting Job 24-15)

Dear Mr. Simon:

This traffic impact study provides transportation information associated with the Teton County Courthouse campus located in Jackson, WY between Simpson Avenue, Pearl Avenue, Willow Street, and King Street. The site location is shown in **Figure 1**.

The County is planning to redevelop the Courthouse and detention facility such that these two buildings are razed and a combined building will be constructed where the Courthouse currently stands. The facility will provide a greater number of hearing rooms as well as expanded detention holding facilities. A site plan is shown in **Figure 2**, and the redevelopment would afford a combined parking area that will serve the Courthouse and Town Hall (they are separate today). Vehicular access to the campus will be mostly similar as it exists today including:

- One-way alley (outbound) onto King Street, along the north side of the Courthouse
- Two driveways onto Pearl Avenue that will be converted to two-way flows and serve the entire campus.
- One secured driveway onto Willow Street (although the secured area it serves will be reconfigured)

The existing driveway onto Simpson Avenue is proposed to be closed. The parking area on the south side of Simpson Avenue also serves the existing Courthouse campus is planned to remain.

This memo provides information relative to existing traffic demands around the campus, parking demands of the same, and gives a sense of functionality with respect to the future access scheme. It is recognized that additional assessment may be needed pending staff review and findings of this initial assessment.

EXISTING CONDITIONS

Adjacent Street Traffic

AM and PM peak hour turning movement data were collected at the site's access point intersections. Since the parking area east of Town Hall would become integrated into the redevelopment, its access intersections were also counted, as was the intersection of Willow Street/Pearl Avenue since it is in close proximity to the eastern Town Hall parking access point (which would also end up serving Courthouse functions as well). Currently, the western access is signed for inbound traffic only and the eastern access is signed for outbound-only traffic. The parking spaces within the lot is angled along both sides to emphasize a one-way counter-clockwise circulation.

Figure 3 shows turning movement count data that were collected on December 19th, 2025. The busiest intersection in the mix was Pearl Avenue/Willow Street which served a total of 536 vehicles per hour (vph) during the AM peak hour and 618 vph during the PM peak hour. Bicycles were not observed during either peak hour at this intersection, but pedestrian activity was noted; 20 pedestrian-crossings were observed during the AM peak hour and 43 during the PM peak hour. Most of the pedestrian traffic was traveling north and south crossing Pearl Avenue.

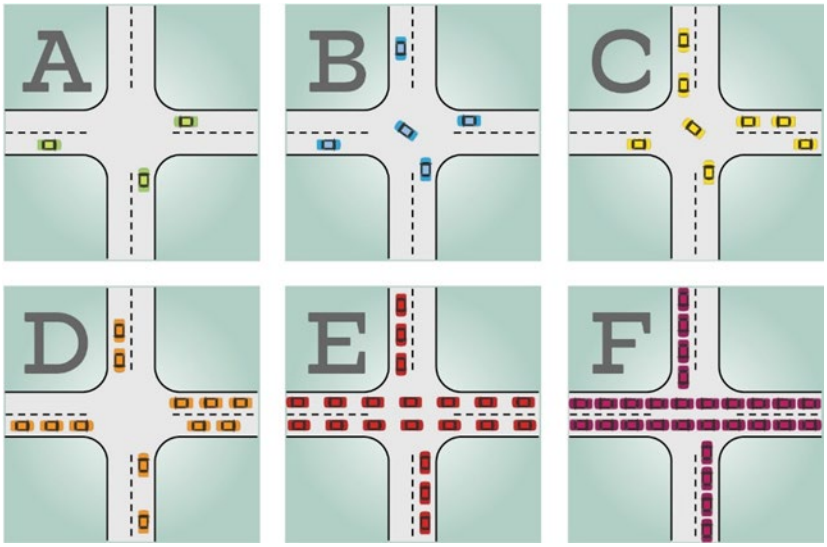
Intersection Levels of Service were calculated for this intersection given the counts shown in **Figure 3**. Detailed calculations were conducted using Synchro software to assess operations given current traffic demands (reflective of December 19th, 2024). This software employs techniques documented in the Highway Capacity Manual (Transportation Research Board, 7th Edition). The worksheets are attached.

LOS is a qualitative measure of traffic operational conditions, based on roadway capacity and vehicle delay, described by a letter designation ranging from A to F. A LOS A represents nearly free-flow travel indicative of very little delay, while LOS F represents congested conditions and excessive delay. The LOS is defined by the amount of delay drivers endure, on average, during a peak hour, and the Highway Capacity Manual procedures are geared toward calculating the average delay for each movement or lane group (as compared to free-flow conditions if the intersection did not exist).

Table 1 shows the LOS scale for signalized and unsignalized intersections. These scales differ since delay at a stop-signed intersection is more tense for the driver in that they are making a decision on whether to proceed based on traffic gaps, versus simply waiting for a green light. A graphical depiction of intersection LOS is provided immediately after **Table 1.**

Table 1. Level of Service (LOS)/Delay Scales

LOS	Signalized Intersections	Unsignalized Intersections
A	<10 Sec/Veh	<10 Sec/Veh
B	10-20 Sec/Veh	10-15 Sec/Veh
C	20-35 Sec/Veh	15-25 Sec/Veh
D	35-55 Sec/Veh	25-35 Sec/Veh
E	55-80 Sec/Veh	35-50 Sec/Veh
F	>80 Sec/Veh	>50 Sec/Veh



The current Teton County TIS Guidelines objective with respect to LOS is to achieve no worse than a LOS D during the peak hours of the day. This is indicative of a delay of no more than 55 seconds per vehicle through a signalized intersection and no more than 35 seconds per vehicle through a stop-sign controlled intersection. Collected data pertaining to heavy vehicle presence, peak hour factor (which measures the concentration of traffic within the peak hour), pedestrian presence, and bicycle presence have all been entered into the calculations.

The results of the LOS analyses show that the Willow/Pearl intersection approaches are currently operating at a LOS B or better during both peak hours given its current all-way stop traffic control. The HCM All-way stop methodology does not properly account for pedestrian activity, so the actual delays and LOS's might be slightly worse given the moderate level of pedestrian activity tallied in the counts.

Site Accesses

Figure 3 shows that the peak hour turning movements at the access intersections were much less than those at Pearl Avenue and Willow Street. The Town Hall lot was the busiest in which 25 vph hour entered during the AM peak hour and 22 exited during the PM peak hour. (the reflections were 6 vph out during the AM peak hour and 9 vph during the PM peak hour). The

lost immediately east of Town Hall lot is currently served by an in-only access and an out-only access onto Pearl Avenue that are internally connected via a counter-clockwise circulation scheme.

The access onto Willow Street serves a secure area, and very little traffic was recorded using this access during each peak hour. The alley access onto King Street is signed for one-way use (westbound), and only one vehicle used it during the AM peak hour and 2 movements occurred during the PM peak hour. This alley access serves the parking area at the center of the campus which is used by the Courthouse, jail staff, and Town staff. This lot is currently not connected to the lot east of Town Hall.

The Simpson Avenue access also serves the central parking area, and movements into and out of the campus at this location totaled 16 vph during the AM peak hour and 13 vph during the PM peak hour. The parking area access south of Simpson Avenue saw 5 vph during the AM peak hour and 2 vph during the PM peak hour. **Table 2** was created to illustrate the peak hour trips associated with each use within the campus including Town Hall, detention facilities, and Courthouse operations.

Table 2 Campus User Trip Generation

Campus Use	AM Peak Hour Trips[1]	PM Peak Hour Trips[1]
Town Hall (lot to its east)	31	31
Detention Facility (secured access onto Willow Stret)	2	1
Courthouse (Access onto Simpson and parking lot access on south side of Simpson	20	15
Totals	53	47

1.Includes inbound and outbound movements.

Parking

A parking survey of the campus was also conducted. The data were collected on January 14th, 2025 which was considered to be a busy day. **Figure 4** shows the parking lot count data collected between 1:30 and 2:00 PM on January 14th. The on-street parking was also collected along all four sides of the campus as it is realized that some of the patrons choose to park along the street. Willow Street was open for parking at this time and parked vehicles were recorded making use of Willow. This roadway restricts parking during other times of the year to accommodate the bike lanes along each side.

The results shown in **Figure 4** were assessed with respect to the capacity of each parking area, which is shown in **Table 3**

Table 3. Campus Parking Data (January 14th, 2025)

Parking Area	Counted Parked Vehicles	Approx. Space Capacity	Percentage Utilized
East of Town Hall	29	36	81%
Secured Detention Facility	7	14	50%
Central Area	18	33	55%
South of Simpson Ave.	17	26	65%
Along Pearl Ave[1].	23	24	96%
Along Willow St.[1,2]	16	24	67%
Along Simpson Ave.[1]	20	25	80%
Along King St.[1]	9	20	45%
Totals	138	202	68%

1.Includes both sides of the roadway.
2.Parallel parking allowed in winter. Parking lanes are used as bicycle lanes during summer.

The parking on and around the site was 68 percent utilized on January 14th, 1:45 PM (plus or minus 15 minutes). The on-street parking along Pearl Avenue was the most highly utilized with essentially all of its parking being used. The businesses along the north side also generate parking along this roadway. The second highest utilization was the Town Hall lot and the parallel parking along Simpson Avenue which were each 80 percent utilized.

While on-street parking along the adjacent roads serves the uses, it is not all being generated by campus uses. For purposes of this study, 50 percent was assumed to be associated with either the Courthouse or Town Hall. Given that assumption and the parking counts in the lots, the Courthouse and Town Hall collectively generated an estimated 104 parked vehicles on January 14th.

FUTURE CONDITIONS

The proposed site plan shows that the Simpson Avenue access would be removed with the parking being reconfigured on the east side of the campus such that it is directly connected to the alley out to King Street. The primary accesses to the entire campus will be provided via Pearl Avenue. This section provides a sense of future conditions given this site plan and access scheme.

Trip Generation

A courthouse or justice center is not a land use category included in the Institute of Transportation Engineers' (ITE) Trip Generation manual. For purposes of this effort, future trip-making was estimated by applying growth factors to the existing driveway counts. The day of the traffic counts (December 19th, 2024) was subsequently found to possibly not be as busy a day as originally thought for Courthouse activity. As such, the Courthouse-specific traffic counts were increased 50 percent in an attempt to represent a typical day peak hour traffic. No such adjustments were made to the turning movements at the Pearl Avenue accesses which primarily serve Town functions.

Subsequent to applying the 50 percent growth to the Courthouse traffic, all counts (Courthouse and Town Hall driveways) were increased another 25 percent to reflect county-wide growth over the next 20 years. This was based on data prepared by the Wyoming Department of Administration & Information, Economic Analysis Division growth out to 2040 which could occur at a rate of approximately 0.6 percent per year. A 25 percent flat increase reflects an approximate 1.1 percent annual increase over 20 years and could therefore be considered as a conservatively high growth factor.

Resulting trip generation estimates for the 20-year planning horizon is shown in **Table 4**. The 20-year trip generation estimates for the entire campus are estimated to reach 81 trips during the AM peak hour and 70 trips during the PM peak hour.

It should be noted that the trip estimates of **Table 4** reflect movements into and out of the site. There are also trips taking place associated with the Courthouse and Town Hall that park along the adjacent streets. While not quantified here, this component's impact is captured in the collected turning movement data and the factors being applied to those counts in developing 20-year traffic forecasts.

Table 4. Future Trip Generation Estimates

Use/Planning Horizon	AM Peak Hour		PM Peak Hour	
	In	Out	In	Out
Courthouse and Detention Facility				
Existing Counts	20	2	4	12
Typical Day[1]	30	3	6	18
20-Year Projection	38	4	8	23
Town Hall				
Existing counts	25	6	9	22
Typical Day	25	6	9	22
20-Year Projection	31	8	11	28
Totals[2]				
Existing Counts	45	8	13	34
Typical Day	55	9	15	40
20-Year Projection	69	12	19	51

1.Existing Dec 19th counts increased 50 percent to estimate a typical day.
2.Sum of above values.

Traffic Assignment

The Courthouse parking and Town Hall parking will be in a combined lot given the proposed site plan. The accesses onto Pearl Avenue will serve the vast majority of the combined generation. The one-way alley onto King Street, the secure area adjacent to Willow Street, and the remote lot south of Simpson Avenue will each serve much less site traffic than the Pearl Avenue accesses.

From the counts and based on surrounding area, the largest component of campus traffic is projected to be oriented to/from the northwest of the site since to/from the state highway that passes through town. A distant second highest distribution orientation is projected to be southerly oriented, in part due to Snow King Road serving as a parallel east-west route to the state highway relative to serving western Jackson. Realizing this in combination with most of the parking being located in the northeast quadrant of the site, the site driveway peak hour

turning movement estimates were developed and are shown in **Figure 5**. The Pearl Avenue accesses are projected to see a western orientation of site trips entering and exiting. the two Pearl Avenue accesses are projected to serve the vast majority of the campus trips.

For this analysis, the Pearl Avenue access points have been analyzed under a scheme in which they would both provide two-way traffic, which is a shift from the current one-way counter-clockwise scheme. The redevelopment will reorient the parking on the east side of Town Hall from being angled for one-way use to being 90-degree head-in parking with two-way traffic aisles. This would then allow both Pearl Avenue driveways to serve in- and out-bound movements.

Total Long-Term Traffic

The traffic projections shown in **Figure 5** were combined with projected background traffic which was estimated by increasing existing traffic by 25 percent, again conservatively based on the previously referenced state agency forecasts. **Figure 6** shows the total 20-year traffic projections at the access intersections as well as at the Pearl Avenue/Willow Street intersection. In addition, intersection LOS's are shows for the Pearl Avenue/Willow Street intersection.

The results show that LOS's would meet the LOS D or better criteria at the Pearl Avenue/Willow Street intersection. Functionally, these intersections are all projected to operate without issue with respect to the LOS calculations. However, there are other considerations associated with the access intersections:

- Spacing along Pearl Avenue between the eastern access and the Willow Street stop bar is only 12 feet (plus or minus). Any eastbound traffic queuing along Pearl Avenue would block, fully or in part, this access. Outbound movements are being served today, but the bigger concern is the left-in movement at the eastern access which would be blocked from entering by the queue; the left-in driver would end up being "stuck" in the westbound lane until the queue clears. This eastern access should ideally be signed so as to prohibit inbound left turn movements to alleviate this situation. So, all westbound to southbound inbound left-turn movements from Pearl Avenue should ideally be served by the western access.

- The Pearl Avenue access widths are approximately 20 to 21 feet wide, which will be tight for two-way traffic where turning vehicles will occur. Ideally, these should be widened if they are to serve two-way traffic flows.

PARKING

A total of 104 parked vehicles were estimated to be parked in association with the Town Hall and the Courthouse today, as previously mentioned. Two methodologies were applied in estimating future demand. A simple approach entails applying the 25 percent growth to the estimated 104 vehicles that yields a 20-year projected total of 130 parked vehicles in association with the campus uses.

A second approach pertains to applying a series of assumptions/parameters to anticipated operations. This second approach was initially applied to existing operation conditions to assess whether the result is comparable to the 104 parked vehicles previously determined

The following information was obtained concerning current Courthouse activity:

- 26 full time staff associated with clerk's office, attorney's office, and courts. Assume 15 percent utilize non-single-occupant vehicles (SOV) to commute, resulting in **23 parked vehicles of demand at peak.**

- 78 Sheriff staff, assume 33 percent are parked on site during the day, resulting in **26 parked vehicles of demand at peak.**

- Sheriff patrol vehicles, plan for **6 parked vehicles of demand at peak.**

- Visitors and deliveries, plan for **4 parked vehicles of demand at peak.**

From the above, the total parking demand associated with current County Courthouse operations totals 59 vehicles.

The following information was obtained concerning current Town activity:

- 22 full time staff, assume 15 percent utilize non-single-occupant vehicles (SOV) to commute, **resulting in 19 parked vehicles of demand at peak.**

- 5 occasional visits associated with council, assume 20 percent are on site, resulting in **1 parked vehicle of demand at peak**

- Police patrol vehicles, information from Town staff yields up to **4 parked vehicles of demand at peak**

- 38 police staff, assume 33 percent are on-site, resulting in **13 parked vehicles of demand at peak.**

- Visitors and deliveries, plan for **4 parked vehicles of demand at peak.**

From the above, the total parking demand associated with current Town operations totals 41 parked vehicles.

Courthouse operations yielded an estimate of 59 parked vehicles and Town operations yielded an additional 41, resulting in a total of 100 parked vehicles using the second estimation approach. This compares well with the 104 vehicles cited earlier based on parking lot counts and assuming one-half of the on-street parking along these uses' frontage. This suggests that

the same assumptions / parameters would be a reasonable approach in predicting future demand for the campus as an alternative to simply applying a growth factor.

With respect to the future conditions at the Courthouse, increases are anticipated which include 42 staff associated with the clerk's office/attorney's office/courts (26 exist today) and 84 Sheriff staff (78 exist today). Deliveries/visitor parking needs to continue to reserve 4 spaces, and 6 reserved spots for Sheriff patrol vehicles also needs to continue. In addition, the General Services Building that is nearing completion, will house approximately 20 staff which will generate parking needs above and beyond the Courthouse functions. As such, the future Courthouse and General Services Building parking demand is comprised of:

- 42 full time staff associated with clerk's office, attorney's office, and courts. Assume 15 percent utilize non-single-occupant vehicles (SOV) to commute, results in **36 parked vehicles of demand at peak.**

- 84 Sheriff staff, assume 33 percent are parked on site during the day, results in **28 parked vehicles of demand at peak.**

- Sheriff patrol vehicles, plan for **6 parked vehicles of demand at peak.**

- Visitors and deliveries, plan for **4 parked vehicles of demand at peak.**

- 20 staff in the General Services Building. Assume 15 percent utilize non-SOV to commute, resulting in **17 parked vehicles of demand at peak.**

From the above assumptions regarding each component, the total future parking demand associated with County Courthouse operations totals 91 vehicles.

The number of spaces that are being proposed on site (including the parking lot south of Simpson Avenue and excluding 9 spaces that are currently leased by the Town) is 112 spaces. As such, the Courthouse technically meets its parking requirements based on this analysis (112 spaces of off-street supply versus 91 spaces of demand).

Many of the parking spaces will not necessarily be reserved / signed exclusively for Courthouse use, and the reality is that the Town functions will continue to use the parking located on the site as occurs today. When incorporating the Town's functions, a total of 132 parked vehicles of demand is estimated for the entire campus (91 plus 41) which exceeds the on-site supply by 18 spaces. But when also considering 50 percent of the on-street parking capacity along the campus block (excluding Willow Street since it will likely be configured to accommodate bike lanes during the summer), and additional 34 spaces would be available. With this, the supply increases to 146 spaces which would exceed the demand of 132 vehicles when combining the Courthouse and Town function uses.

Jury pools, when needed, will also generate parking demand. However, summonsing jury pools is not an activity that occurs on a regular continuous basis, so jury pool demands were not

included in this analysis. On large jury pool days, on-street parking will play a key role adjacent to the campus as well as within a block, possibly two. The parking structure on Milward Street can also be utilized to meet some of this demand on an extreme day. Ideally, juror summons notices will contain information regarding alternative modes of travel to encourage non-auto use as well as including information concerning parking options including the parking structure.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

The traffic projections shown in this study do not incorporate any additional TDM measures that are not already implemented today, but the County and Town could explore implementing additional measures to encourage users to travel by other than automobile. Possible considerations include:

- Bike lockers
- Bike Share programs
- Showers/locker rooms
- Information on alternatives including bus schedules
- Paid parking
- Employee Transit passes (if not already provided)
- Telecommuting allowance

Additional TDM measures can be explored for this campus as a means of limiting its trips

SUMMARY AND RECOMMENDATIONS

The following provides a summary of the findings and recommendations as a result of this traffic assessment.

- The eastern Pearl Avenue Access should be signed so as to prohibit left-in movements.

- Both Pearl Avenue access drives should be widened at Pearl Avenue to better accommodate two-way traffic flows.

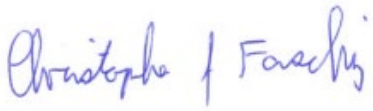
- Additional TDM measures should be identified and researched to help limit vehicular trips associated with the campus.

- On-street parking along the campus will continue to serve the combined Town and Courthouse uses. With respect to the Courthouse function (and the General Service Building), adequate parking will be provided on-site to meet projected demands.

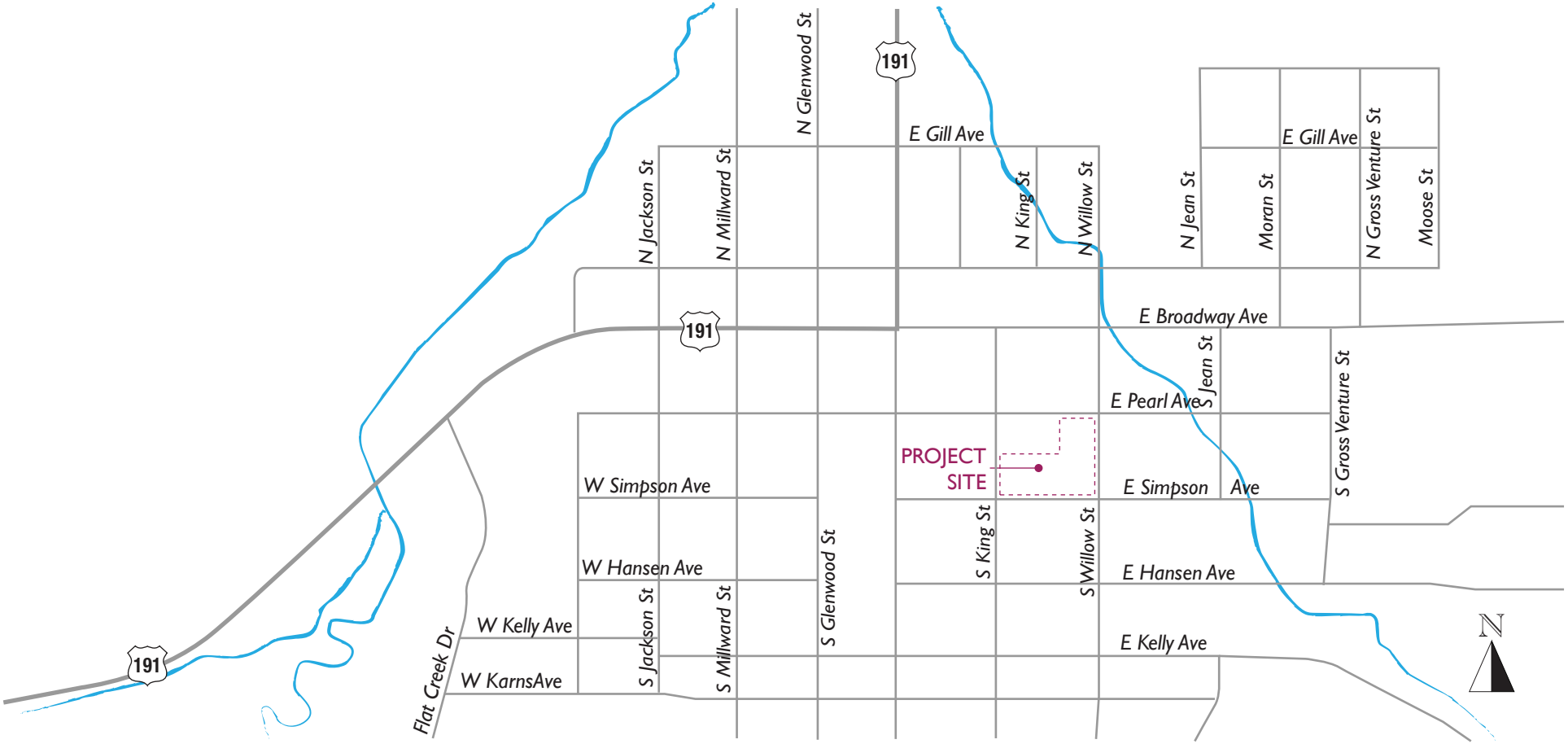
Adjacent on-street parking is also needed to meet combined Courthouse and Town demands. Parking beyond the campus area, including the parking structure at Milward Street, will be needed to serve when large jury pools are summoned.

If you have any questions, please feel free to call.

Sincerely,
Fasching Consulting, LLC



Christopher J. Fasching, PE
President/Owner



Fasching Consulting

Figure 1

Vicinity Map

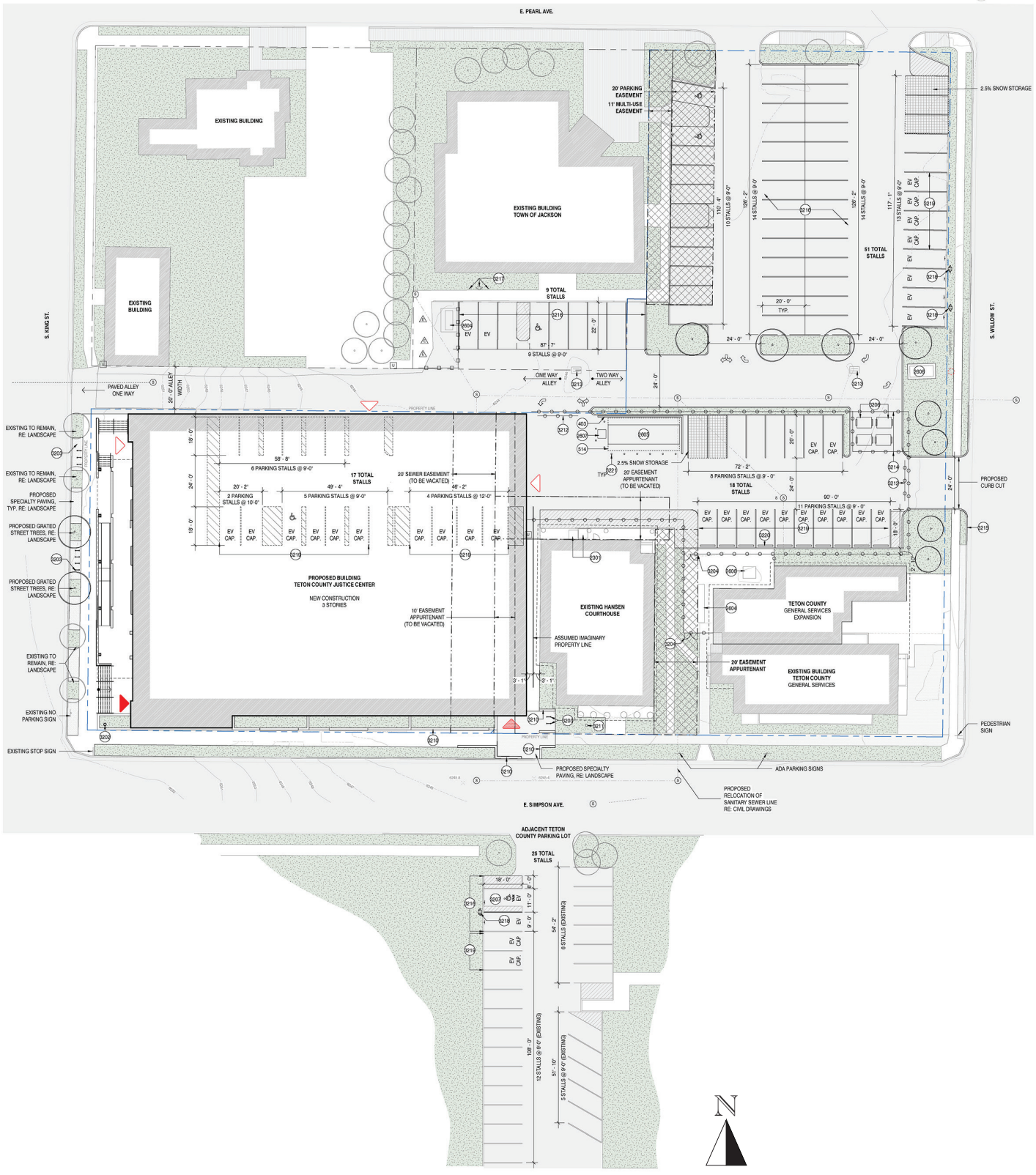
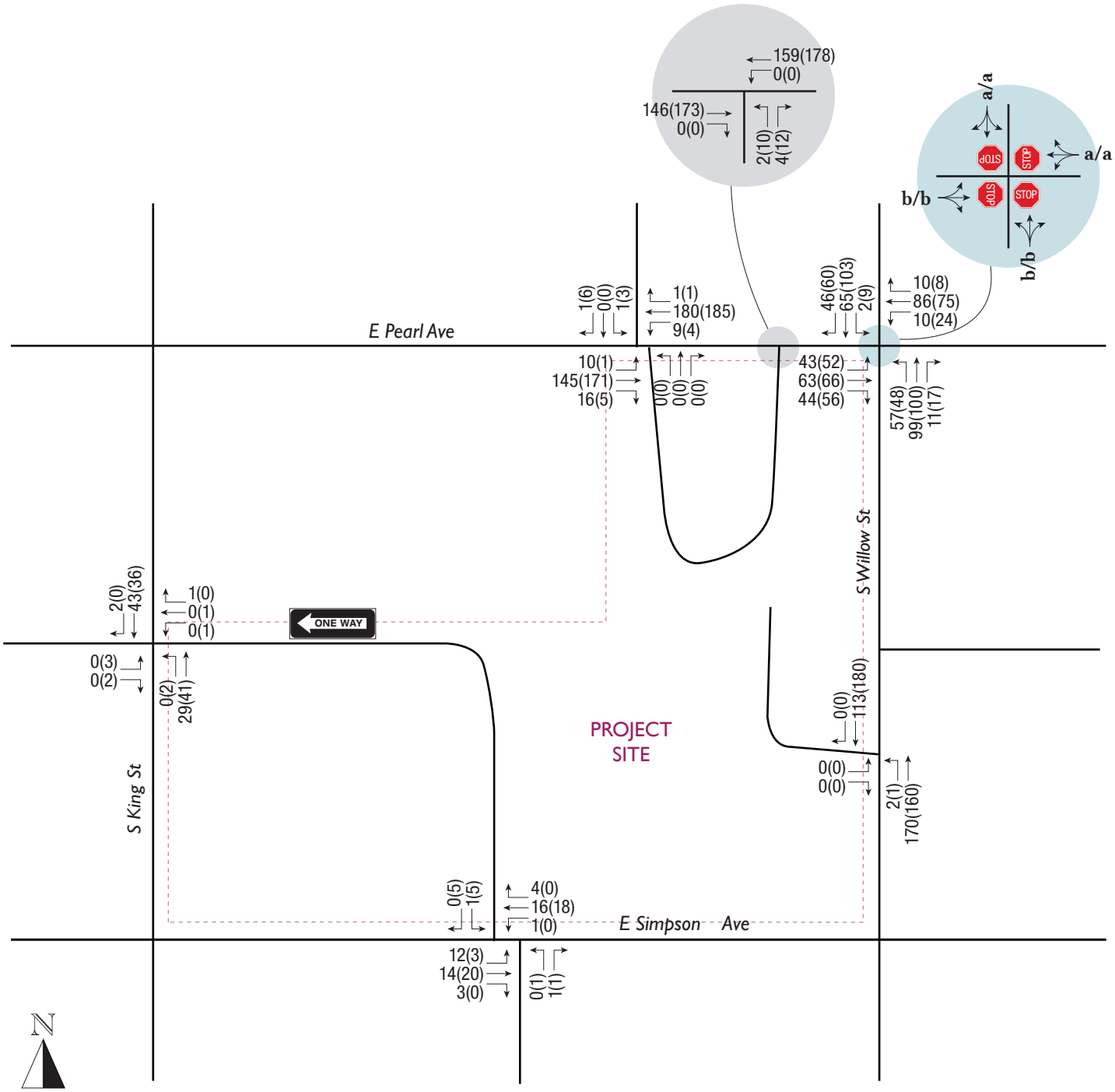


Figure 2

Site Plan



LEGEND

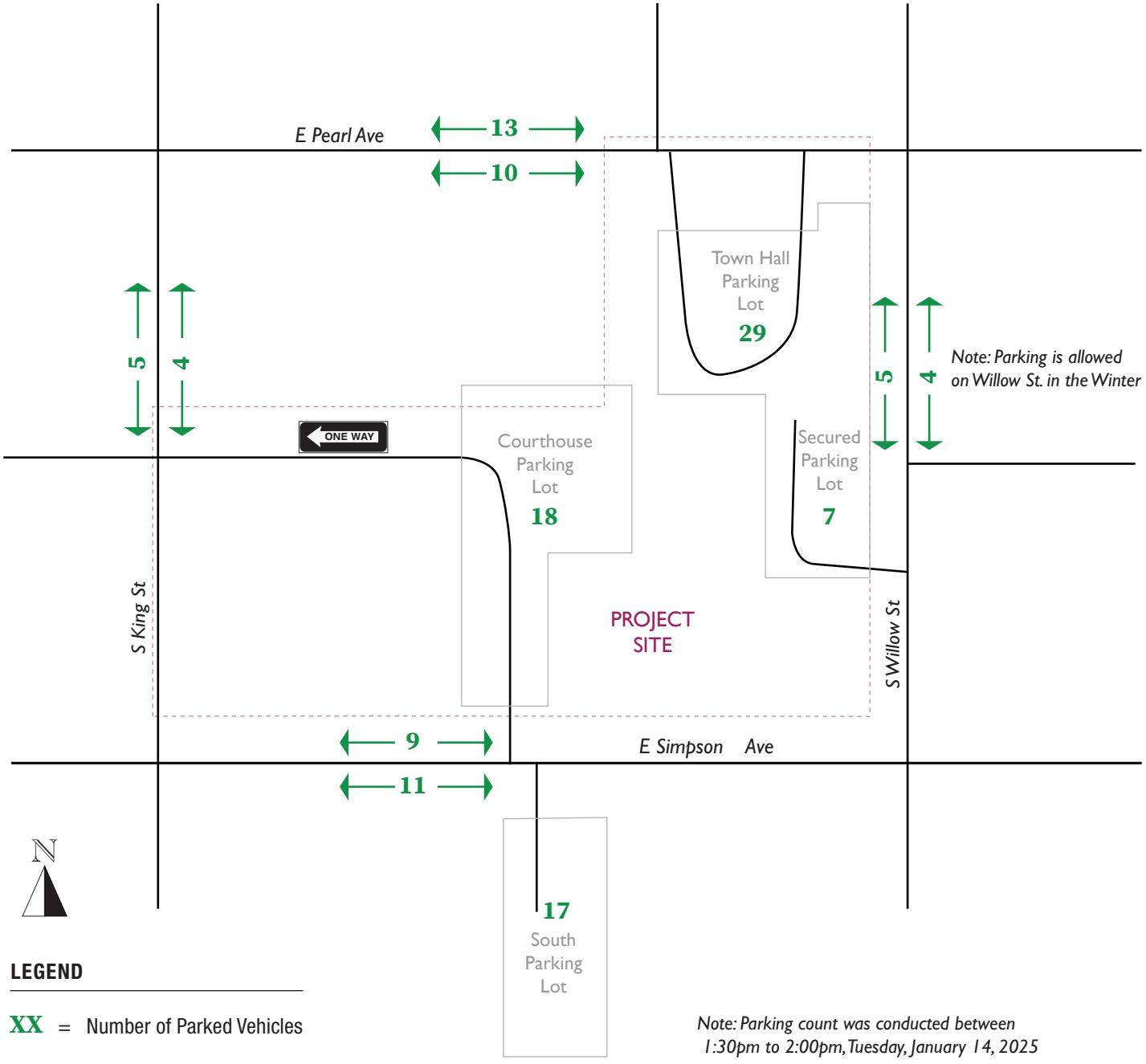
XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

x/x = Am/PM Level of Service (LOS)

Fasching Consulting

Figure 3

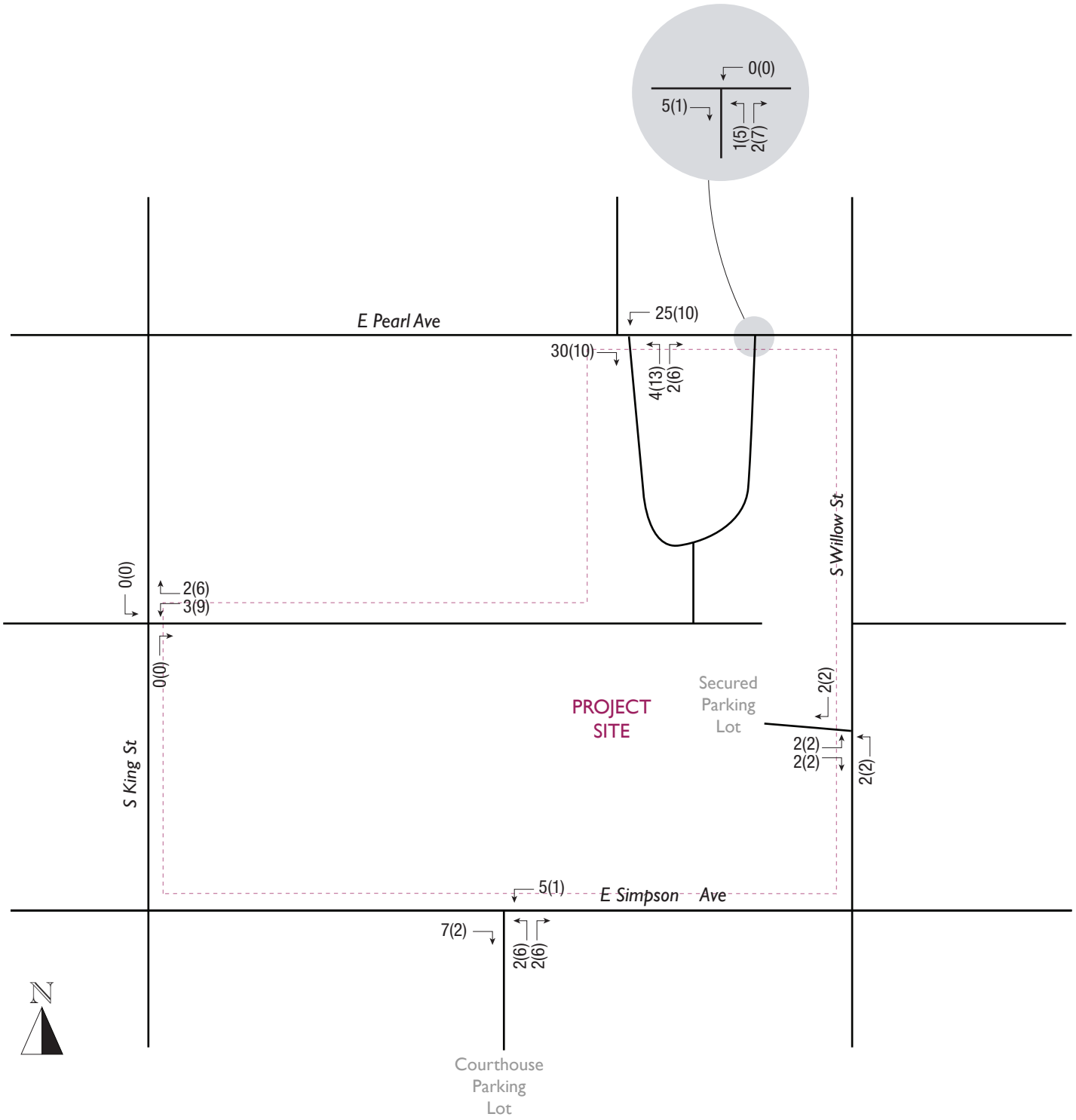
Existing Traffic



Fasching Consulting

Figure 4

Campus Parking Survey



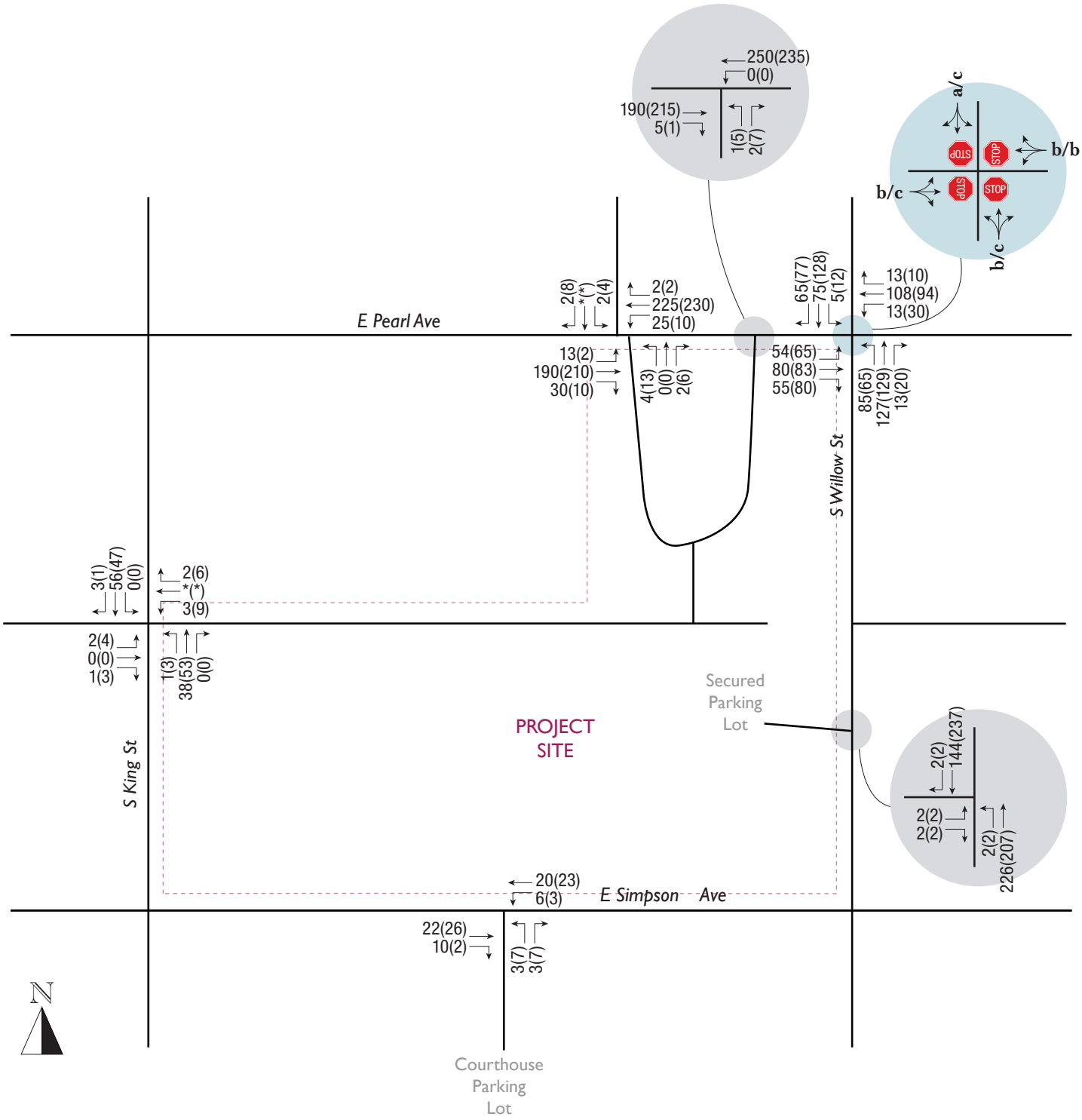
LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

Fasching Consulting

Figure 5

Long-Term Campus Only Traffic



LEGEND

XXX(XXX) = AM(PM) Peak Hour Traffic Volumes

x/x = AM/PM Level of Service (LOS)

* = Minimal

Fasching Consulting

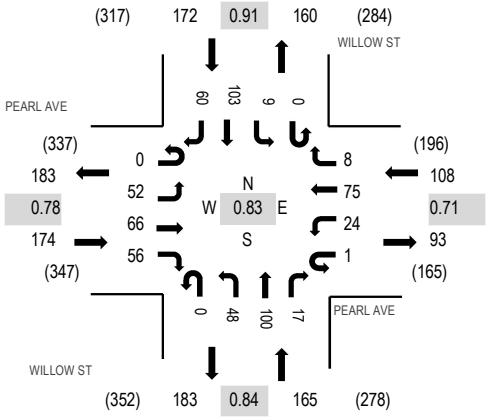
Figure 6

Long-Term Total Traffic

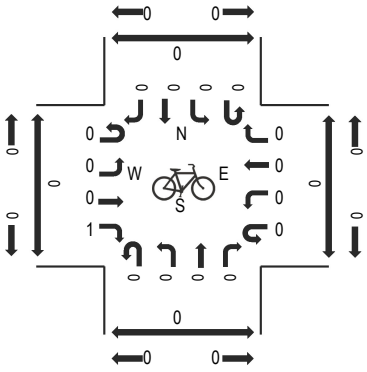
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 WILLOW ST & PEARL AVE PM
Date: Thursday, December 19, 2024
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

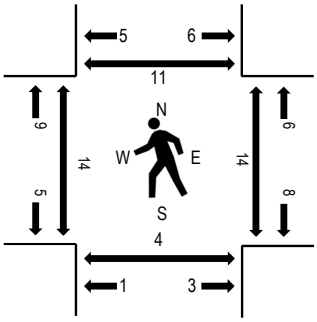
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

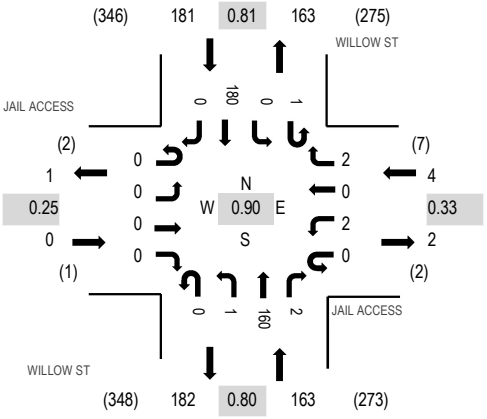
Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				WILLOW ST Northbound				WILLOW ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	11	16	17	0	1	20	2	0	12	15	2	0	1	25	16	138	568	1	2	0	3
4:15 PM	0	9	14	24	0	2	18	3	0	6	21	2	0	1	19	16	135	617	4	7	0	2
4:30 PM	0	12	13	16	0	7	19	2	0	8	21	8	0	3	25	12	146	619	2	0	0	0
4:45 PM	0	13	14	9	0	5	12	3	0	8	37	4	0	3	25	16	149	614	6	3	1	2
5:00 PM	0	15	24	20	0	7	29	3	0	19	19	4	0	2	31	14	187	570	4	8	3	4
5:15 PM	0	12	15	11	1	5	15	0	0	13	23	1	0	1	22	18	137		2	3	0	5
5:30 PM	0	15	17	18	0	1	18	3	0	8	24	1	0	1	23	12	141		3	0	1	2
5:45 PM	0	4	14	14	0	2	16	2	0	5	15	2	0	1	23	7	105		3	3	0	0
Count Total	0	91	127	129	1	30	147	18	0	79	175	24	0	13	193	111	1,138		25	26	5	18
Peak Hour	0	52	66	56	1	24	75	8	0	48	100	17	0	9	103	60	619		14	14	4	11

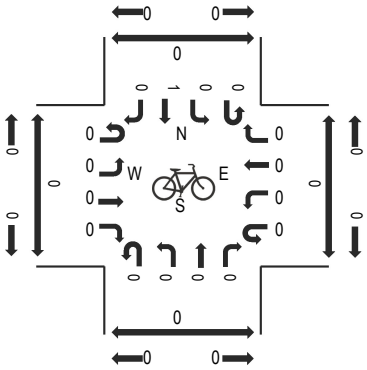
ALL TRAFFIC DATA SERVICES
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Location: 2 WILLOW ST & JAIL ACCESS PM
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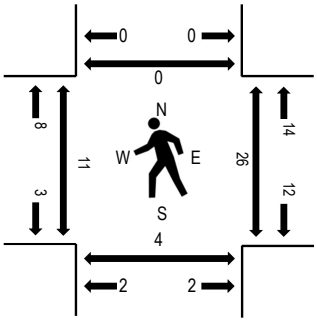
Peak Hour - Motorized Vehicles



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Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

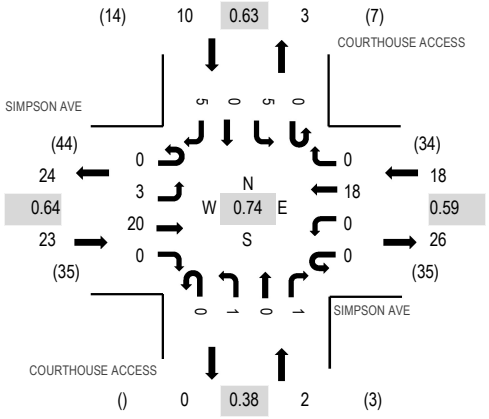
Traffic Counts - Motorized Vehicles

Interval Start Time	JAIL ACCESS Eastbound				JAIL ACCESS Westbound				WILLOW ST Northbound				WILLOW ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	1	0	0	0	3	0	0	26	0	0	0	44	0	74	319	5	2	3	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	28	0	0	0	43	0	71	342	3	8	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	37	0	1	0	45	0	83	348	2	0	4	0
4:45 PM	0	0	0	0	0	1	0	0	0	0	49	2	0	0	39	0	91	339	5	11	0	0
5:00 PM	0	0	0	0	0	0	0	1	0	0	39	0	0	0	57	0	97	308	2	8	0	0
5:15 PM	0	0	0	0	0	1	0	1	0	1	35	0	0	0	39	0	77		2	7	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	33	0	0	0	41	0	74		2	1	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	1	22	0	0	0	37	0	60		1	0	0	0
Count Total	0	0	0	1	0	2	0	5	0	2	269	2	1	0	345	0	627		22	37	7	0
Peak Hour	0	0	0	0	0	2	0	2	0	1	160	2	1	0	180	0	348		11	26	4	0

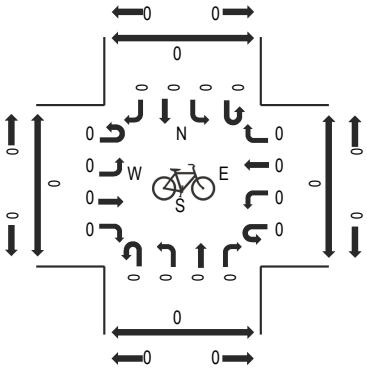
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 COURTHOUSE ACCESS & SIMPSON AVE PM
Date: Thursday, December 19, 2024
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

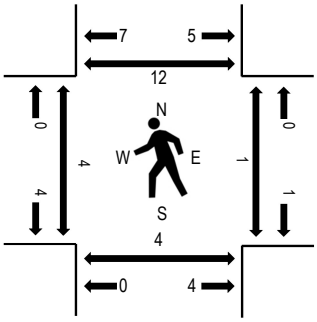
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

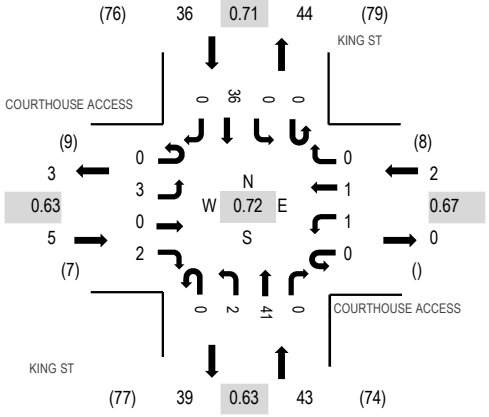
Traffic Counts - Motorized Vehicles

Interval Start Time	SIMPSON AVE Eastbound				SIMPSON AVE Westbound				COURTHOUSE ACCESS Northbound				COURTHOUSE ACCESS Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	9	0	0	0	2	0	0	0	0	0	0	1	0	1	13	53	0	1	1	4
4:15 PM	0	1	3	0	0	0	5	0	0	0	0	0	0	1	0	1	11	49	1	0	1	4
4:30 PM	0	0	6	0	0	0	8	0	0	0	0	0	0	3	0	1	18	48	3	0	2	3
4:45 PM	0	2	2	0	0	0	3	0	0	1	0	1	0	0	0	2	11	40	0	0	0	1
5:00 PM	0	2	3	0	0	0	2	0	0	1	0	0	0	0	0	1	9	33	1	1	1	2
5:15 PM	0	0	2	0	0	0	6	0	0	0	0	0	0	1	0	1	10		0	1	1	2
5:30 PM	0	1	2	0	0	0	6	0	0	0	0	0	0	0	0	1	10		0	0	0	0
5:45 PM	0	1	1	0	0	0	2	0	0	0	0	0	0	0	0	0	4		0	0	0	0
Count Total	0	7	28	0	0	0	34	0	0	2	0	1	0	6	0	8	86		5	3	6	16
Peak Hour	0	3	20	0	0	0	18	0	0	1	0	1	0	5	0	5	53		4	1	4	12

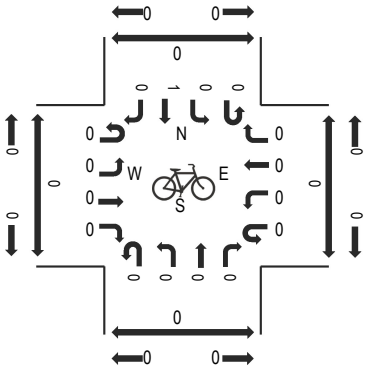
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 KING ST & COURTHOUSE ACCESS PM
Date: Thursday, December 19, 2024
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

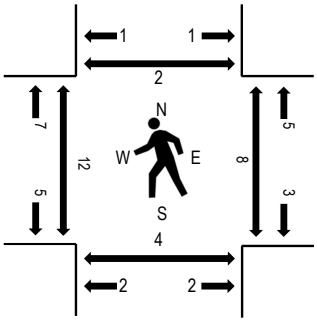
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

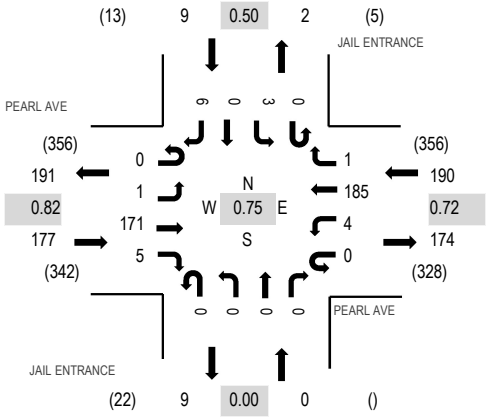
Traffic Counts - Motorized Vehicles

Interval Start Time	COURTHOUSE ACCESS Eastbound				COURTHOUSE ACCESS Westbound				KING ST Northbound				KING ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	2	0	0	0	0	0	0	17	0	0	0	11	0	30	86	4	4	3	2
4:15 PM	0	2	0	0	0	0	0	0	0	1	7	0	0	0	11	0	21	81	0	2	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	6	0	13	75	4	0	0	0
4:45 PM	0	1	0	0	0	1	1	0	0	1	10	0	0	0	8	0	22	78	4	2	1	0
5:00 PM	0	1	0	0	0	0	1	1	0	1	8	0	0	0	13	0	25	79	4	3	0	1
5:15 PM	0	0	0	0	0	0	0	1	0	0	10	0	0	0	4	0	15		2	5	0	0
5:30 PM	0	0	0	0	0	0	0	3	0	0	4	0	0	0	9	0	16		0	3	0	0
5:45 PM	0	0	0	1	0	0	0	0	0	1	7	0	0	0	11	3	23		2	1	1	0
Count Total	0	4	0	3	0	1	2	5	0	4	70	0	0	0	73	3	165		20	20	5	3
Peak Hour	0	3	0	2	0	1	1	0	0	2	41	0	0	0	36	0	86		12	8	4	2

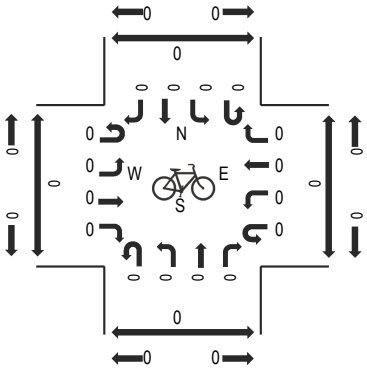
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 5 JAIL ENTRANCE & PEARL AVE PM
Date: Thursday, December 19, 2024
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

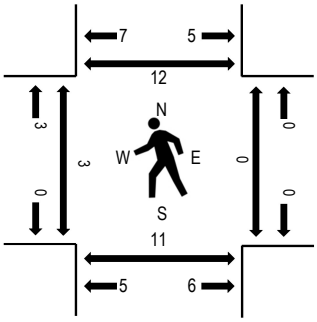
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

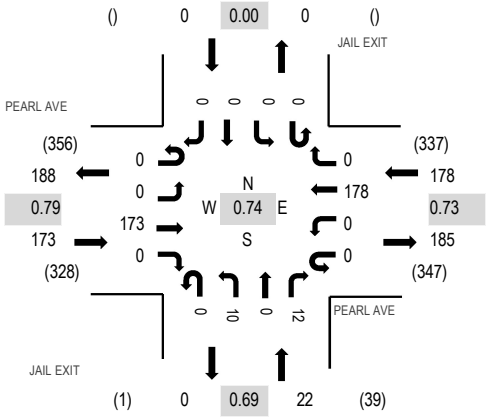
Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				JAIL ENTRANCE Northbound				JAIL ENTRANCE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	1	44	4	0	1	49	0	0	0	0	0	0	0	0	0	99	345	2	0	3	3
4:15 PM	0	1	42	1	0	0	43	0	0	0	0	0	0	0	0	0	87	371	2	0	1	0
4:30 PM	0	0	38	2	0	0	41	1	0	0	0	0	0	1	0	3	86	369	1	0	1	1
4:45 PM	0	0	35	0	0	1	36	0	0	0	0	0	0	0	0	1	73	376	3	0	2	5
5:00 PM	0	1	52	1	0	3	63	0	0	0	0	0	0	3	0	2	125	366	0	0	4	2
5:15 PM	0	0	36	3	0	0	45	1	0	0	0	0	0	0	0	0	85		0	0	0	4
5:30 PM	0	0	48	1	0	0	41	0	0	0	0	0	0	0	0	3	93		0	0	5	1
5:45 PM	0	0	29	3	0	2	29	0	0	0	0	0	0	0	0	0	63		0	0	3	0
Count Total	0	3	324	15	0	7	347	2	0	0	0	0	0	4	0	9	711		8	0	19	16
Peak Hour	0	1	171	5	0	4	185	1	0	0	0	0	0	3	0	6	376		3	0	11	12

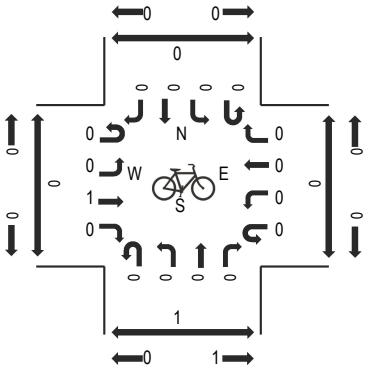
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 6 JAIL EXIT & PEARL AVE PM
Date: Thursday, December 19, 2024
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

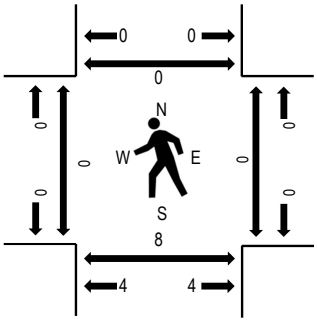
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

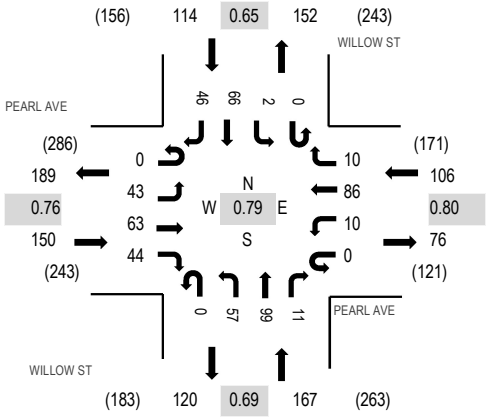
Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				JAIL EXIT Northbound				JAIL EXIT Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	42	0	0	0	48	0	0	2	0	3	0	0	0	0	95	342	0	0	3	0
4:15 PM	0	0	44	0	0	0	40	0	0	3	0	4	0	0	0	0	91	373	0	0	1	0
4:30 PM	0	0	39	0	0	0	39	0	0	3	0	2	0	0	0	0	83	365	0	0	1	0
4:45 PM	0	0	35	0	0	0	36	0	0	1	0	1	0	0	0	0	73	373	0	0	2	0
5:00 PM	0	0	55	0	0	0	63	0	0	3	0	5	0	0	0	0	126	362	0	0	4	0
5:15 PM	0	0	36	0	0	0	45	0	0	1	0	1	0	0	0	0	83		0	0	0	0
5:30 PM	0	0	47	1	0	0	38	0	0	3	0	2	0	0	0	0	91		0	0	1	0
5:45 PM	0	0	29	0	0	0	28	0	0	3	0	2	0	0	0	0	62		0	0	0	0
Count Total	0	0	327	1	0	0	337	0	0	19	0	20	0	0	0	0	704		0	0	12	0
Peak Hour	0	0	173	0	0	0	178	0	0	10	0	12	0	0	0	0	373		0	0	8	0

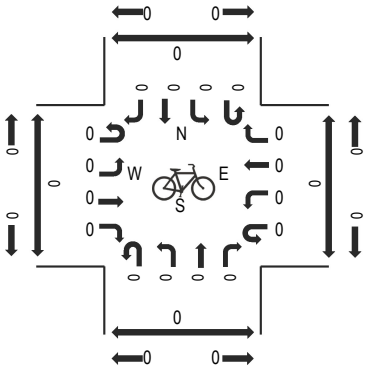
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 WILLOW ST & PEARL AVE AM
Date: Thursday, December 19, 2024
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

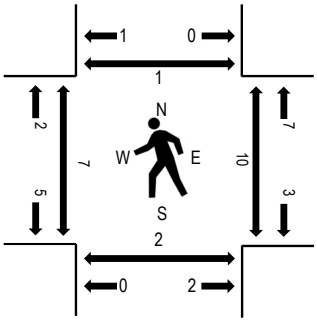
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

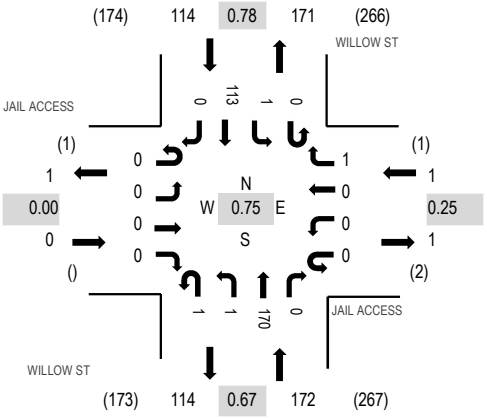
Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				WILLOW ST Northbound				WILLOW ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	8	7	0	2	8	2	0	3	15	0	0	1	2	1	50	296	0	0	0	0
7:15 AM	0	3	4	4	0	5	8	0	0	6	11	1	0	2	5	2	51	415	3	1	1	2
7:30 AM	0	9	17	5	0	2	17	1	0	8	12	0	0	1	10	5	87	502	1	3	1	0
7:45 AM	0	13	8	14	0	2	16	2	0	15	22	3	0	0	5	8	108	530	1	10	3	3
8:00 AM	0	20	13	18	0	2	25	6	0	14	45	3	0	1	14	8	169	537	0	6	0	0
8:15 AM	0	7	16	8	0	2	24	3	0	12	21	1	0	1	27	16	138		1	2	0	0
8:30 AM	0	10	17	11	0	2	14	1	0	15	16	4	0	0	13	12	115		2	0	1	0
8:45 AM	0	6	17	7	0	4	23	0	0	16	17	3	0	0	12	10	115		4	2	1	1
Count Total	0	69	100	74	0	21	135	15	0	89	159	15	0	6	88	62	833		12	24	7	6
Peak Hour	0	43	63	44	0	10	86	10	0	57	99	11	0	2	66	46	537		7	10	2	1

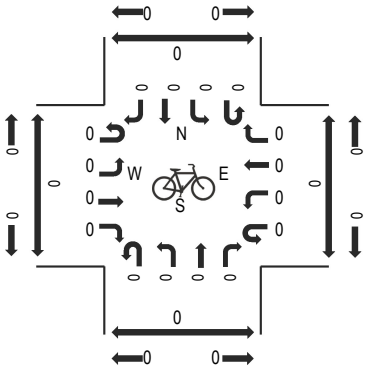
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 WILLOW ST & JAIL ACCESS AM
Date: Thursday, December 19, 2024
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

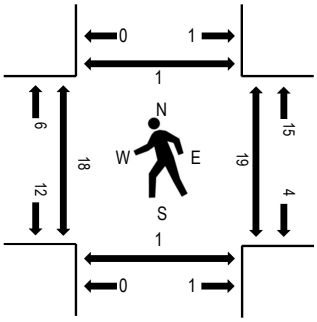
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

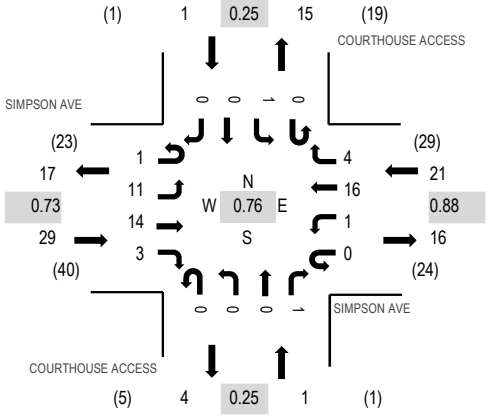
Traffic Counts - Motorized Vehicles

Interval Start Time	JAIL ACCESS Eastbound				JAIL ACCESS Westbound				WILLOW ST Northbound				WILLOW ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	0	0	0	0	0	18	0	0	0	10	0	28	156	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	17	0	3	0	10	0	30	224	4	0	0	2
7:30 AM	0	0	0	0	0	0	0	0	2	0	22	0	0	0	15	0	39	263	2	1	0	0
7:45 AM	0	0	0	0	0	0	0	0	1	1	37	0	0	0	20	0	59	287	7	11	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	0	64	0	0	0	32	0	96	286	5	6	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	32	0	0	0	37	0	69		4	2	1	0
8:30 AM	0	0	0	0	0	0	0	1	0	0	37	0	0	1	24	0	63		2	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	35	1	0	0	22	0	58		1	9	0	0
Count Total	0	0	0	0	0	0	0	1	3	1	262	1	3	1	170	0	442		25	29	1	3
Peak Hour	0	0	0	0	0	0	0	1	1	1	170	0	0	1	113	0	287		18	19	1	1

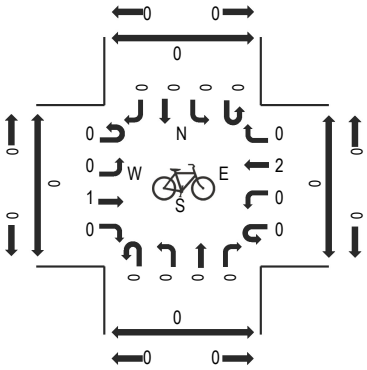
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 COURTHOUSE ACCESS & SIMPSON AVE AM
Date: Thursday, December 19, 2024
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

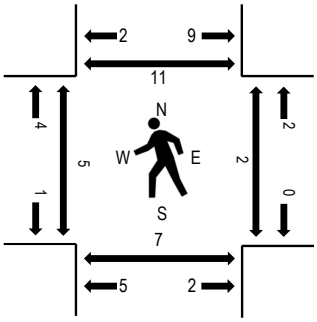
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

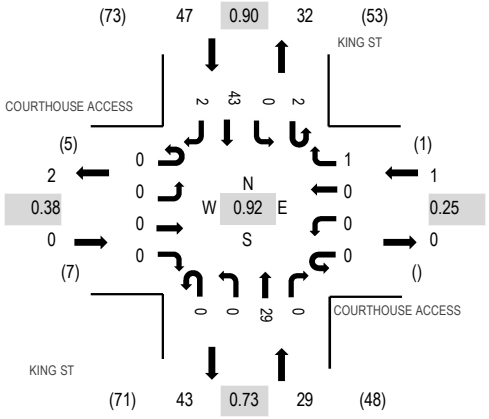
Traffic Counts - Motorized Vehicles

Interval Start Time	SIMPSON AVE Eastbound				SIMPSON AVE Westbound				COURTHOUSE ACCESS Northbound				COURTHOUSE ACCESS Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	1	0	0	0	4	0	0	0	0	0	0	0	0	0	6	35	0	0	0	0
7:15 AM	0	0	4	1	0	0	0	0	0	0	0	0	0	0	0	0	5	43	1	0	1	0
7:30 AM	0	1	2	0	0	1	3	0	0	0	0	0	0	0	0	0	7	52	0	0	1	1
7:45 AM	0	3	6	1	0	0	6	0	0	0	0	0	0	1	0	0	17	51	3	1	1	8
8:00 AM	0	3	3	2	0	0	4	1	0	0	0	1	0	0	0	0	14	36	2	1	5	0
8:15 AM	1	4	3	0	0	0	3	3	0	0	0	0	0	0	0	0	14		0	0	0	2
8:30 AM	0	1	2	0	0	0	2	1	0	0	0	0	0	0	0	0	6		0	0	1	2
8:45 AM	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	2		0	0	0	0
Count Total	1	13	22	4	0	1	22	6	0	0	0	1	0	1	0	0	71		6	2	9	13
Peak Hour	1	11	14	3	0	1	16	4	0	0	0	1	0	1	0	0	52		5	2	7	11

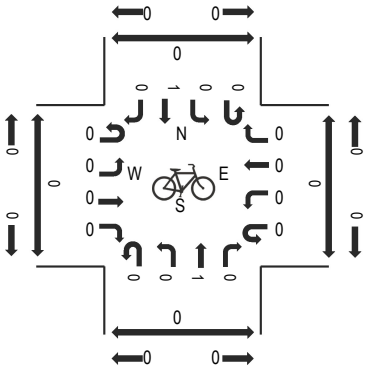
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 KING ST & COURTHOUSE ACCESS AM
Date: Thursday, December 19, 2024
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

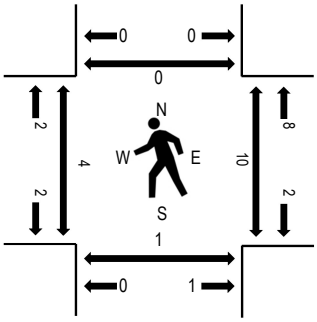
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

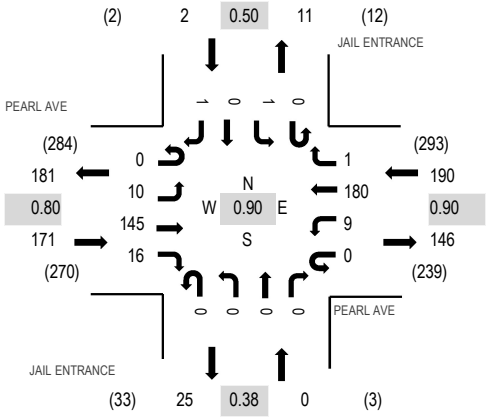
Traffic Counts - Motorized Vehicles

Interval Start Time	COURTHOUSE ACCESS Eastbound				COURTHOUSE ACCESS Westbound				KING ST Northbound				KING ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	1	0	0	0	0	1	1	5	0	0	0	5	0	13	58	1	0	0	0
7:15 AM	0	3	0	1	0	0	0	0	0	0	3	0	0	0	6	1	14	64	0	0	0	0
7:30 AM	0	0	0	1	0	0	0	0	0	0	2	0	0	0	8	0	11	71	1	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	8	0	0	0	12	0	20	77	1	2	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	12	1	19	71	1	3	1	0
8:15 AM	0	0	0	0	0	0	0	1	0	0	10	0	1	0	9	0	21		1	3	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	5	0	1	0	10	1	17		1	2	0	0
8:45 AM	0	1	0	0	0	0	0	0	0	1	6	0	1	0	5	0	14		1	2	0	0
Count Total	0	4	0	3	0	0	0	1	1	2	45	0	3	0	67	3	129		7	12	1	0
Peak Hour	0	0	0	0	0	0	0	1	0	0	29	0	2	0	43	2	77		4	10	1	0

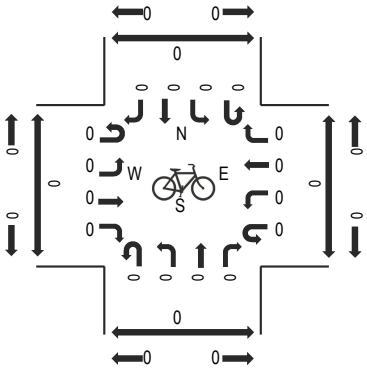
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 5 JAIL ENTRANCE & PEARL AVE AM
Date: Thursday, December 19, 2024
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

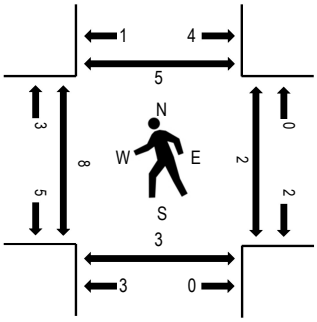
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

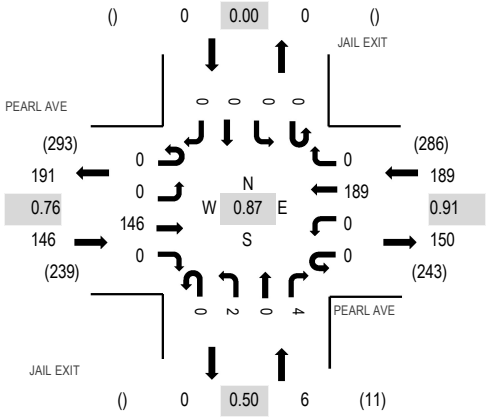
Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				JAIL ENTRANCE Northbound				JAIL ENTRANCE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	17	0	0	0	14	0	0	1	0	1	0	0	0	0	33	205	0	0	0	0
7:15 AM	0	0	9	2	0	0	16	0	0	0	0	0	0	0	0	0	27	273	0	0	0	0
7:30 AM	0	0	31	1	0	1	30	0	0	0	0	0	0	0	0	0	63	336	0	0	1	1
7:45 AM	0	1	35	3	0	1	41	0	0	1	0	0	0	0	0	0	82	356	0	0	2	5
8:00 AM	0	3	48	3	0	0	45	1	0	0	0	0	0	1	0	0	101	363	3	0	0	1
8:15 AM	0	1	31	5	0	2	51	0	0	0	0	0	0	0	0	0	90		0	0	0	0
8:30 AM	0	2	36	4	0	1	39	0	0	0	0	0	0	0	0	1	83		2	1	1	0
8:45 AM	0	4	30	4	0	6	45	0	0	0	0	0	0	0	0	0	89		3	1	2	4
Count Total	0	11	237	22	0	11	281	1	0	2	0	1	0	1	0	1	568		8	2	6	11
Peak Hour	0	10	145	16	0	9	180	1	0	0	0	0	0	1	0	1	363		8	2	3	5

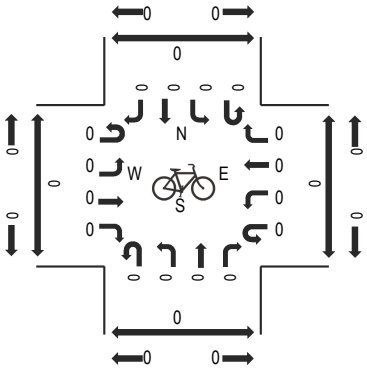
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 6 JAIL EXIT & PEARL AVE AM
Date: Thursday, December 19, 2024
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

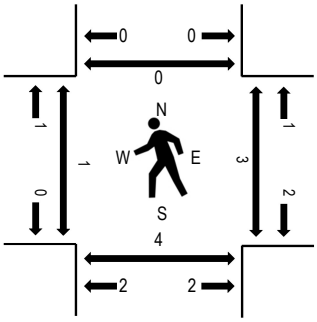
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PEARL AVE Eastbound				PEARL AVE Westbound				JAIL EXIT Northbound				JAIL EXIT Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	17	0	0	0	12	0	0	2	0	0	0	0	0	0	31	195	0	0	0	0
7:15 AM	0	0	10	0	0	0	17	0	0	0	0	0	0	0	0	0	27	262	0	0	0	0
7:30 AM	0	0	31	0	0	0	29	0	0	0	0	0	0	0	0	0	60	318	0	0	1	0
7:45 AM	0	0	35	0	0	0	39	0	0	3	0	0	0	0	0	0	77	337	0	0	2	0
8:00 AM	0	0	50	0	0	0	47	0	0	0	0	1	0	0	0	0	98	341	0	0	0	0
8:15 AM	0	0	31	0	0	0	52	0	0	0	0	0	0	0	0	0	83		0	0	1	0
8:30 AM	0	0	36	0	0	0	41	0	0	0	0	2	0	0	0	0	79		0	0	1	0
8:45 AM	0	0	29	0	0	0	49	0	0	2	0	1	0	0	0	0	81		1	3	2	0
Count Total	0	0	239	0	0	0	286	0	0	7	0	4	0	0	0	0	536		1	3	7	0
Peak Hour	0	0	146	0	0	0	189	0	0	2	0	4	0	0	0	0	341		1	3	4	0

Intersection	
Intersection Delay, s/veh	10
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	43	63	44	10	86	10	57	99	11	2	65	46
Future Vol, veh/h	43	63	44	10	86	10	57	99	11	2	65	46
Peak Hour Factor	0.76	0.76	0.76	0.80	0.80	0.80	0.69	0.69	0.69	0.65	0.65	0.65
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	57	83	58	13	108	13	83	143	16	3	100	71
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10	9.6	10.7	9.5
HCM LOS	A	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	34%	29%	9%	2%
Vol Thru, %	59%	42%	81%	58%
Vol Right, %	7%	29%	9%	41%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	167	150	106	113
LT Vol	57	43	10	2
Through Vol	99	63	86	65
RT Vol	11	44	10	46
Lane Flow Rate	242	197	133	174
Geometry Grp	1	1	1	1
Degree of Util (X)	0.336	0.274	0.194	0.238
Departure Headway (Hd)	5.005	5.109	5.276	4.937
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	709	709	684	732
Service Time	3.103	3.109	3.284	2.937
HCM Lane V/C Ratio	0.341	0.278	0.194	0.238
HCM Control Delay, s/veh	10.7	10	9.6	9.5
HCM Lane LOS	B	A	A	A
HCM 95th-tile Q	1.5	1.1	0.7	0.9

Intersection	
Intersection Delay, s/veh	10.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	52	66	56	24	75	8	48	100	17	9	103	60
Future Vol, veh/h	52	66	56	24	75	8	48	100	17	9	103	60
Peak Hour Factor	0.78	0.78	0.78	0.71	0.71	0.71	0.84	0.84	0.84	0.91	0.91	0.91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	67	85	72	34	106	11	57	119	20	10	113	66
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.4	9.8	10.3	9.9
HCM LOS	B	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	29%	30%	22%	5%
Vol Thru, %	61%	38%	70%	60%
Vol Right, %	10%	32%	7%	35%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	165	174	107	172
LT Vol	48	52	24	9
Through Vol	100	66	75	103
RT Vol	17	56	8	60
Lane Flow Rate	196	223	151	189
Geometry Grp	1	1	1	1
Degree of Util (X)	0.284	0.314	0.221	0.264
Departure Headway (Hd)	5.203	5.075	5.286	5.027
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	691	712	680	714
Service Time	3.23	3.075	3.316	3.055
HCM Lane V/C Ratio	0.284	0.313	0.222	0.265
HCM Control Delay, s/veh	10.3	10.4	9.8	9.9
HCM Lane LOS	B	B	A	A
HCM 95th-tile Q	1.2	1.3	0.8	1.1

Intersection	
Intersection Delay, s/veh	11.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	54	80	55	13	108	13	85	127	13	5	75	65
Future Vol, veh/h	54	80	55	13	108	13	85	127	13	5	75	65
Peak Hour Factor	0.78	0.78	0.78	0.71	0.71	0.71	0.84	0.84	0.84	0.91	0.91	0.91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	69	103	71	18	152	18	101	151	15	5	82	71
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	11.3	10.7	12.1	10
HCM LOS	B	B	B	A

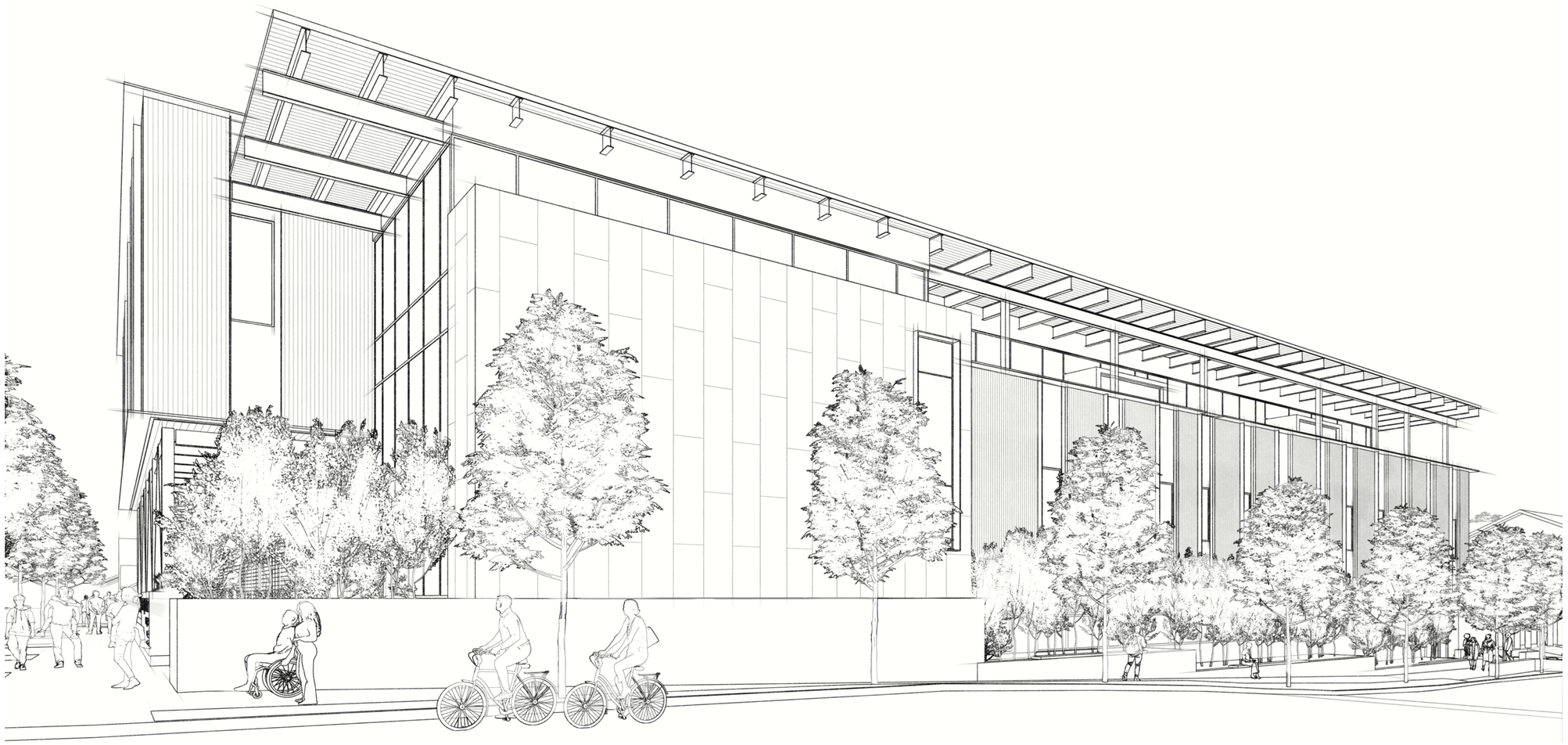
Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	38%	29%	10%	3%
Vol Thru, %	56%	42%	81%	52%
Vol Right, %	6%	29%	10%	45%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	225	189	134	145
LT Vol	85	54	13	5
Through Vol	127	80	108	75
RT Vol	13	55	13	65
Lane Flow Rate	268	242	189	159
Geometry Grp	1	1	1	1
Degree of Util (X)	0.403	0.357	0.286	0.235
Departure Headway (Hd)	5.411	5.303	5.464	5.302
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	664	678	657	676
Service Time	3.45	3.344	3.509	3.346
HCM Lane V/C Ratio	0.404	0.357	0.288	0.235
HCM Control Delay, s/veh	12.1	11.3	10.7	10
HCM Lane LOS	B	B	B	A
HCM 95th-tile Q	1.9	1.6	1.2	0.9

Intersection	
Intersection Delay, s/veh	15.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	65	83	80	30	94	10	65	129	20	12	128	77
Future Vol, veh/h	65	83	80	30	94	10	65	129	20	12	128	77
Peak Hour Factor	0.76	0.76	0.76	0.80	0.80	0.80	0.69	0.69	0.69	0.65	0.65	0.65
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	86	109	105	38	118	13	94	187	29	18	197	118
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	15.4	12.5	15.8	15.8
HCM LOS	C	B	C	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	30%	29%	22%	6%
Vol Thru, %	60%	36%	70%	59%
Vol Right, %	9%	35%	7%	35%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	214	228	134	217
LT Vol	65	65	30	12
Through Vol	129	83	94	128
RT Vol	20	80	10	77
Lane Flow Rate	310	300	168	334
Geometry Grp	1	1	1	1
Degree of Util (X)	0.527	0.509	0.306	0.545
Departure Headway (Hd)	6.112	6.112	6.58	5.877
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	589	588	544	614
Service Time	4.158	4.163	4.64	3.924
HCM Lane V/C Ratio	0.526	0.51	0.309	0.544
HCM Control Delay, s/veh	15.8	15.4	12.5	15.8
HCM Lane LOS	C	C	B	C
HCM 95th-tile Q	3.1	2.9	1.3	3.3



TETON COUNTY

TETON COUNTY JUSTICE CENTER

TOWN of JACKSON SKETCH PLAN

JUNE 12, 2025

AndersonMasonDale

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS ARE USED ON DRAWINGS CONTAINED IN THE SET. SYMBOLS AND ABBREVIATIONS ON THIS SHEET APPLY ONLY TO ARCHITECTURAL DRAWINGS

A/C	AIR CONDITIONING	FBO	FURNISHED BY OWNER	QTY	QUANTITY
ACF	ACCESS FLOORING	FD	FLOOR DRAIN		
ACR	ACRYLIC	FEC	FIRE EXTINGUISHER CABINET	R	RESISTANCE, THERMAL, RISER
ACST	ACOUSTIC	FEX	FIRE EXTINGUISHER	RAD	RADIUS
AD	AREA DRAIN	FIN	FINISH (ED)	RB	RESILIENT BASE
ADD	ADDENDUM	FLR(G)	FLOOR (ING)	RCP	REFLECTED CEILING PLAN
ADH	ADHESIVE	FND	FOUNDATION	RD	ROOF DRAIN
ADJ	ADJACENT	FOS	FACE OF STUD	RE	REFERENCE, REFER TO
ADJST	ADJUSTABLE	FR	FIRE RESISTIVE	REINF	REINFORCING
AFF	ABOVE FINISHED FLOOR	FT	FOOT, FEET	REM	REMOVE
AHU	AIR HANDLING UNIT	FTG	FOOTING	REQ	REQUIRED (D)
AL. ALUM	ALUMINUM	FUT	FUTURE	RM	ROOM
ALT	ALTERNATE			RO	ROUGH OPENING
ANOD	ANODIZED	GA	GAUGE, GAGE	ROW	RIGHT OF WAY
APC	ACOUSTICAL PANEL CEILING	GALV	GALVANIZED	RR	RESTROOM
APPROX	APPROXIMATE (LY)	GB	GYPSUM BOARD		
ARCH	ARCHITECT(URAL)	GBAR	GRAB BAR	SBLK	SPLASH BLOCK
ARGB	ABUSE RESISTANT GYPSUM BOARD	GC	GENERAL CONTRACT (OR)	SC	SOLID CORE
ASPH	ASPHALT	GL	GLASS, GLAZING	SCH	SCHEDULE
AUTO	AUTOMATIC	GR	GRILLE	SD	STORM DRAIN
AW	ALUMINUM WINDOW			SEC	SECTION
		HB	HOSE BIB	SF	STOREFRONT
BD	BOARD	HC	HOLLOW CORE	SHT	SHEET
BLDG	BUILDING	HDW	HARDWARE	SHTH	SHEATHING
BLK(G)	BLOCK (ING)	HM	HOLLOW METAL	SIM	SIMILAR
BM	BEAM	HOR	HORIZONTAL	SOG	SLAB ON GRADE
BO	BY OTHERS	HPT	HIGH POINT	SPEC	SPECIFICATION (S)
BOT	BOTTOM	HR	HOUR	SPL	SPECIAL
BR	BACKER ROD	HT	HEIGHT	SQ	SQUARE
BRG	BEARING	HTR	HEATER	SST	STAINLESS STEEL
BRK	BRICK	HVAC	HEATING/VENTILATION/AC	STC	SOUND TRANSMISSION CLASS
BS	BOTH SIDES	HW	HOT WATER	STD	STANDARD
BSMT	BASEMENT	HWH	HOT WATER HEATER	STL	STEEL
BTWN	BETWEEN			STO	STORAGE
BUR	BUILT UP ROOFING	ID	INSIDE DIAMETER	STRUC	STRUCTURAL
BZD	BRONZE DOOR	IN	INCH (ES)	SUS	SUSPENDED
BZF	BRONZE FRAME	INCAN	INCANDESCENT	SYM	SYMMETRICAL
		INCL	INCLUDE (D, ING)		
CAB	CABINET	INFO	INFORMATION	T	TREAD
CFM	CUBIC FEET/MINUTE	INS	INSULATE (D, ION)	T&B	TOP AND BOTTOM
CG	CORNER GUARD	INT	INTERIOR	T&G	TONGUE AND GROOVE
CIPC	CAST-IN-PLACE CONCRETE	INV	INVERT	TEL	TELEPHONE
CJ	CONTROL JOINT			TEMP	TEMPERATURE
CL	CENTERLINE	JT	JOINT	THK	THICK (NESS)
CLG	CEILING			THR	THRESHOLD
CLO	CLOSET	LAB	LABORATORY	THRU	THROUGH
CLR	CLEAR (ANCE)	LAM	LAMINATE (D)	TO	TOP OF
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	TOB	TOP OF BEAM
CNC	CONCRETE COUNTERTOP	LB	POUND (S)	TOC	TOP OF CURB
CO	CLEANOUT	LIB	LIBRARY	TOI	TOP OF INSULATION
COL	COLUMN	LIN	LINEAL	TOM	TOP OF MASONRY
COMP	COMPRESSED (ED, ION, IBLE, OR)	LKR	LOCKER	TOP	TOP OF PARAPET
CONC	CONCRETE	LT	LIGHT	TOS	TOP OF SLAB
CONST	CONSTRUCTION			TOSTL	TOP OF STEEL
CONT	CONTINUOUS OR CONTINUE	MAINT	MAINTAIN (ENANCE)	TOW	TOP OF WALL
CONTR	CONTRACT (OR)	MAS	MASONRY	TPART	TOILET PARTITION
COORD	COORDINATE	MAX	MAXIMUM	TPD	TOILET PAPER DISPENSER
CORR	CORRIDOR	MC	MECHANICAL CONTRACTOR	TR	TRANSOM
CORRUG	CORRUGATED	MECH	MECHANIC (AL)	TS	TUBE STEEL
CP	CEMENT PLASTER (STUCCO)	MET	METAL	TV	TELEVISION
CPT	CARPET (ED)	MFR	MANUFACTURE (ER)	TYP	TYPICAL
CS	CAST STONE	MH	MANHOLE	TZ	TERRAZZO
CSNK	COUNTERSINK/COUNTERSUNK	MIN	MINIMUM		
CT	CERAMIC TILE	MIR	MIRROR	UL	UNDERWRITERS LABORATORY
CTR	CENTERLINE	MISC	MISCELLANEOUS	UNFIN	UNFINISHED
CW	CURTAIN WALL	MO	MASONRY OPENING	UON	UNLESS OTHERWISE NOTED
		MR	MOISTURE RESISTANT	UR	URINAL
DBL	DOUBLE	MT	MOUNT (ED, ING)		
DEMO	DEMOLISH, DEMOLITION	MTL	MATERIAL (S)	VAR	VARIABLE (VARIES)
DF	DRINKING FOUNTAIN			VB	VAPOR BARRIER
DG	DECORATIVE GLAZING	NA	NOT APPLICABLE	VCT	VINYL COMPOSITION TILE
DIAM	DIAMETER	NIC	NOT IN CONTRACT	VERT	VERTICAL
DIM	DIMENSION	NO	NUMBER	VEST	VESTIBULE
DISP	DISPOSAL	NOM	NOMINAL	VIF	VERIFY IN FIELD
DM	DECORATIVE METAL	NR	NONE REQUIRED		
DN	DOWN	NRC	NOISE REDUCTION COEFFICIENT	W	WIDE OR WIDTH
DP	DEMOUNTABLE PARTITION	NTS	NOT TO SCALE	W/	WITH
DPF	DAMP PROOFING			W/O	WITHOUT
DR	DOOR	OA	OVERALL	WC	WATER CLOSET
DRY	DRYER	OB	OBSCURE	WD	WOOD
DS	DOWNSPOUT	OC	ON CENTER (S)	WP (G)	WATERPROOF (ING)
DTL	DETAIL	OD	OUTSIDE DIAMETER	WR	WATER RESISTANT
DWG	DRAWING	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WWF	WELDED WIRE FABRIC
		OFOI	OWNER FURNISHED OWNER INSTALLED		
EA	EACH	OH	OVERHEAD		
EC	EXPANSION CONTROL	OPG	OPENING		
EF	ENTRANCE FLOORING (GRILLES OR MATTS)	OPH	OPPOSITE HAND		
EFC	ENTRANCE FLOOR CARPETING	OPP	OPPOSITE		
EJ	EXPANSION JOINT	ORD	OVERFLOW ROOF DRAIN		
EL	ELEVATOR	OZ	OUNCE		
ELEC	ELECTRIC (AL)				
ELEV	ELEVATION	PAR	PARALLEL		
ENC	ENCLOSE (URE)	PC	PRECAST CONCRETE		
ENT	ENTRANCE	PERP	PERPENDICULAR		
EPNT	EPOXY PAINT	PL	PLATE		
EQ	EQUAL	PLAM	PLASTIC LAMINATE		
EQP	EQUIPMENT	PLBG	PLUMBING		
EWC	ELECTRIC WATER COOLER	PNT	PAINT (ED)		
EXH	EXHAUST	PRN	PORCELAIN		
EXIST, EX, (E)	EXISTING	PSF	POUNDS PER SQUARE FOOT		
EXP	EXPOSED	PSI	POUNDS PER SQUARE INCH		
EXPN	EXPANSION	PTN	PARTITION		
EXT	EXTERIOR	PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		
		PWD	PLYWOOD		

SYMBOLS LEGEND

GRAPHIC SYMBOLS

BUILDING SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

WALL SECTION SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

DETAIL SYMBOL:
UPPER=THE SECTION NUMBER
LOWER=THE SHEET WHERE DRAWN

EXTERIOR ELEVATION SYMBOL:
UPPER=THE ELEVATION NUMBER
LOWER=THE SHEET WHERE DRAWN

INTERIOR ELEVATION SYMBOL: THE DARKENED CORNERS INDICATE DRAWN WALLS. ELEVATION DRAWINGS ARE ARRANGED NUMERICALLY BY ROOM NUMBER ON THE INTERIOR ELEVATION SHEETS.

CABINET TYPE SYMBOL:
UPPER=CABINET STYLE
LOWER=CABINET SIZE IN INCHES

EQUIPMENT TYPE INDICATOR:
LETTER= GROUP FUNCTION
NUMBER= ITEM NUMBER

TOILET ACCESSORY INDICATOR:
TA= TOILET ACCESSORY
NUMBER= ITEM NUMBER

FINISH TYPE INDICATOR:
REFER TO FINISH SCHEDULE FOR LEGEND

STRUCTURAL GRIDLINE IDENTIFIER

HEIGHT INDICATOR

MATCHLINE FLAG

PLAN AND TRUE NORTH INDICATOR: THE HEAVY LINE REPRESENTS PLAN NORTH (USUALLY TOWARD THE TOP OF THE SHEET) THE SMALL ARROW INDICATES TRUE NORTH (IF DIFFERENT FROM PLAN NORTH).

PARTITION TYPE INDICATOR

EXTERIOR ASSEMBLY TYPE INDICATOR

WINDOW OR LOUVER TYPE INDICATOR:

WORK NOTE INDICATOR

DETAIL IDENTIFICATION: DASHED LINE INDICATES EXTENT OF ENLARGED PLAN OR DETAIL

ROOM IDENTIFICATION:

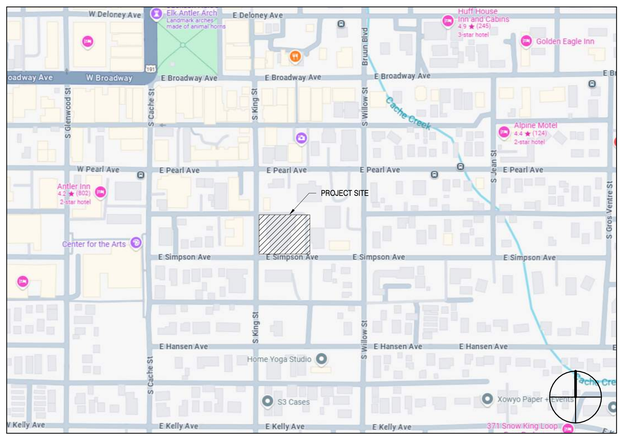
DOOR IDENTIFICATION:
DOOR NUMBER=NUMBER OF ROOM ACCESSED

REVISION MARKER: CLOUD INDICATES AREA OF REVISION

TEXT SYMBOLS

&	AND
@	AT
X OR x	BY
#	POUND OR NUMBER
/ OR :	PER
X'	(X) FEET
X"	(X) INCHES

VICINITY MAP



DISCIPLINE INDEX

G	GENERAL INFORMATION
C	CIVIL DRAWINGS
L	LANDSCAPE DRAWINGS
IR	IRRIGATION DRAWINGS
S	STRUCTURAL DRAWINGS
A	ARCHITECTURAL DRAWINGS
M	MECHANICAL DRAWINGS
P	PLUMBING DRAWINGS
FA	FIRE ALARM DRAWINGS
FP	FIRE PROTECTION DRAWINGS
E	ELECTRICAL DRAWINGS
T	TECHNOLOGY DRAWINGS

CONTENT INDEX

0	GENERAL INFORMATION AND STANDARDS
1	PLANS INCLUDING SITE, FLOOR, CEILING, FINISH AND ROOF DRAWINGS
2	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
4	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS
5	SCHEDULES AND ASSOCIATED DETAILS
6	WALL SECTIONS AND EXTERIOR DETAILS
7	INTERIOR DETAIL DRAWINGS
8	POWER AND SIGNAL DRAWINGS

SHEET NUMBERING

DISCIPLINE ABBREVIATION
DRAWING CONTENT CATEGORY
SHEET NUMBER

A-401

KEYNOTES

08 71 11 A01
INTERNAL IDENTIFIER, NOT RELATED TO SPEC
SPEC SECTION FOR IDENTIFIED ELEMENT

MATERIAL PATTERNS

BRICK MASONRY
CEMENT PLASTER
CONCRETE - CAST-IN-PLACE
CONCRETE MASONRY
EARTH OR BACKFILL
GRAVEL OR ROAD BASE
GYPSUM BOARD
INSULATION - BATT
INSULATION - BATT - MINERAL WOOL
INSULATION - RIGID
INSULATION - RIGID - MINERAL WOOL
INSULATION - SPRAY FOAM
LIMESTONE
METAL - ALUMINUM
METAL - STEEL
MORTAR
PLYWOOD
WOOD
DAMPPROOFING (BROWN)
WATERPROOFING (BLUE)
AIR BARRIER (GREEN)
FLEXIBLE FLASHING - AIR BARRIER (GREEN)
WEATHER BARRIER (GREEN)
UNDERLAYMENT (BLUE)
VAPOR RETARDER (BROWN)
FLEXIBLE FLASHING - MASONRY (BLUE)
FLASHING, ROOF MEMBRANE (BLUE)

DRAWING INDEX

G-000	COVER SHEET
G-001	INDEX & ABBREVIATIONS
G-101	CODE STUDY & CODE SITE PLAN
G-102	CODE PLANS
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS
C3.0	SITE OVERVIEW
C3.1	GRADING OVERVIEW
C3.2	SAN SEWER REALIGNMENT OPTION 2
C3.3	SAN SEWER REALIGNMENT OPTION 3
C4.0	GRADING DETAILS
C4.1	EROSION CONTROL & SITE PREPARATION DETAILS
C4.2	STORM WATER DETAILS
C4.3	WATER DETAILS
C4.4	SEWER DETAILS
L-101	MATERIALS PLAN
L-201	LANDSCAPE PLAN
L-202	LANDSCAPE PLAN
L-301	LANDSCAPE DETAILS
L-302	SITE DETAILS
A-000	EXISTING/CONCEPT DEMO SITE PLAN
A-001	ARCHITECTURAL SITE PLAN
A-101	FLOOR PLAN -LEVEL 1
A-102	FLOOR PLAN -LEVEL 2
A-103	FLOOR PLAN -LEVEL 3
A-104	ROOF LEVEL PLAN
A-201	EXTERIOR ELEVATION - SOUTH
A-202	EXTERIOR ELEVATION - WEST
A-203	EXTERIOR ELEVATION - NORTH
A-204	EXTERIOR ELEVATION - EAST

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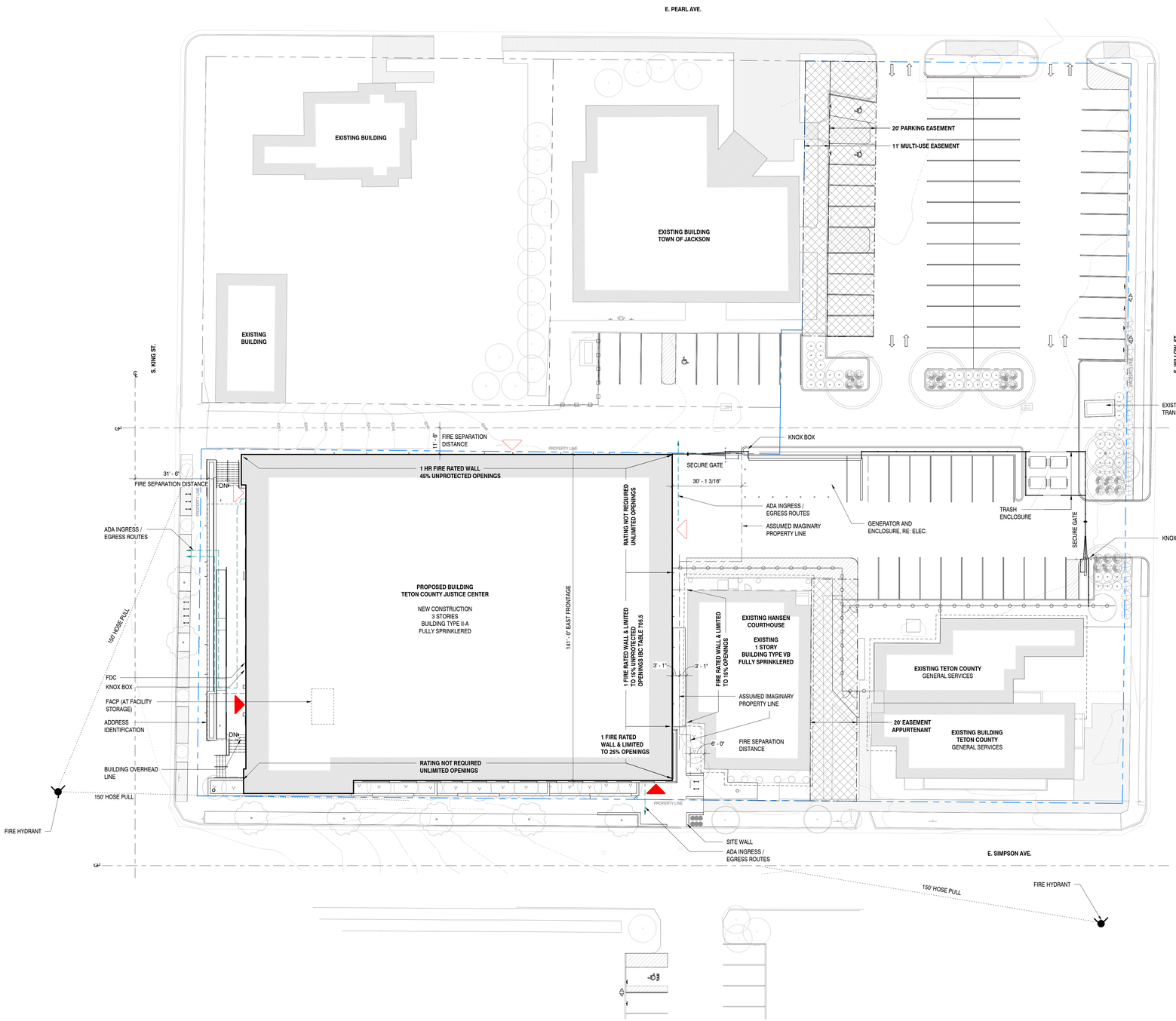
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ToJ: PRE-APPLICATION	26 JUNE, 2024
CONCEPT PRICING PACKAGE	11 JULY 2024
SCHEMATIC DESIGN	06 DECEMBER 2024
ToJ: SKETCH PLAN	04 MARCH 2025
ToJ: SKETCH PLAN REV. 1	JUNE 12, 2025

INDEX & ABBREVIATIONS

G-001

3/3/2025 2:26:04 PM



CODE SITE PLAN
5' 10' 20' 40' A-201 1" = 20'-0" 1 G-101

TETON COUNTY JUSTICE CENTER 24-031			
APPLICABLE CODES			
JACKSON MUNICIPAL CODE TITLE 15 BUILDINGS & CONSTRUCTION			
2024 INTERNATIONAL BUILDING CODE			
2024 INTERNATIONAL MECHANICAL CODE			
2024 INTERNATIONAL PLUMBING CODE			
2024 INTERNATIONAL FIRE CODE & INTERNATIONAL WILDLAND-URBAN INTERFACE CODE			
2021 INTERNATIONAL ENERGY CONSERVATION CODE			
2024 INTERNATIONAL FUEL GAS CODE			
2023 NATIONAL ELECTRIC CODE			
2017 ICC/ANSI A117.1			
STANDARDS			
NFPA STANDARDS: 3 (2021), 4 (2021), 13 (2019), 14 (2019), 20 (2019),			
25 (2020), 70 (2020), 72 (2022), 101 (2012),			
170 (2021), 1225 (2022)			
CODE SUMMARY			
BUILDING	TETON COUNTY JUSTICE CENTER		
LOCATION	180 S KING STREET, JACKSON, WY 83001		
GENERAL	3 STORY, STEEL FRAMING		
	LEVEL 1-3 SEPARATED MIXED-USE OCCUPANCY		
	FULLY SPRINKLERED		
	74,840	GSF	
USE AND OCCUPANCY			
OCCUPANCY CLASSIFICATION	GROUP A-3, B, I-3, S-1	IBC 303, 304, 309, 310, 311	
MIXED USE OCCUPANCY	SEPARATED OCCUPANCY	IBC 508.4	1 HR SEPARATION BETWEEN A, B, S-1& I-3. BUILDING AREA, HEIGHT AND STORIES BASED ON MOST RESTRICTIVE (I-3)
INCIDENTAL USE AREAS	LAUNDRY ROOMS (OVER 100 SF, L2)	IBC TABLE 509.1	1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM
	ROOMS WITH BOILERS, LARGEST PIECE OF EQUIP IS OVER 15 PSI & 10 HP	IBC TABLE 509.1	1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM
	GROUP I-3 CELLS EQUIPPED WITH PADDED SURFACES	IBC TABLE 509.1	1 HOUR (**PADDED CELLS LOCATED IN BOOKING / HOLDING AREA**)
HAZARDOUS MATERIALS	EVIDENCE STORAGE (L1)	IBC 414.2, 414.3	
SPECIAL REQUIREMENTS FOR I-3 OCCUPANCY			
LOCKING ARRANGEMENT	GROUP I-3 CONDITION 3	IBC TABLE 408.1	
SLIDING DOOR IN MEANS OF EGRESS PATH	PERMITTED	IBC 408.3.2	PERMITTED
SALLY PORT IN MEANS OF EGRESS PATH	PERMITTED	IBC 408.3.7	
LOCKED DOORS IN MEANS OF EGRESS PATH	PERMITTED	IBC 408.4	
20 MIN. DOOR NOT REQUIRED IN SECURE PERIMETER		IBC 716.2.2.1	EXCEPTION 4 IBC 408.7 MODIFIES OPENINGS TO ACCOMMODATE DETENTION DOOR AND INDIVIDUAL SECURITY GLAZING PANELS UP TO 1296 SQ INCHES
SMOKE COMPARTMENTS & 1HR SMOKE BARRIER	REQUIRED	IBC 408.6	
SMOKE BARRIER ARE CONTINUOUS FROM OUTSIDE	WALL TO OUTSIDE WALL	IBC 709.4	
ENGINEERED SMOKE CONTROL SYSTEM	REQUIRED	IBC 408.9	AT WINDOWLESS SMOKE COMPARTMENTS
HEIGHT AND AREA- ALLOWABLE			
CONSTRUCTION TYPE	IIB, SEPARATED MIXED OCCUPANCY	IBC TABLE 601	
ALLOWABLE HEIGHT	75 FT	IBC TABLE 504.3	A, B, S-1, I-3 OCCUPANCY, AUTO SPRINKLER
ALLOWABLE STORIES ABOVE GRADE PLANE	A-3:3 STORIES B:4 STORIES S-1:4 STORIES I-3:2 STORIES	IBC TABLE 504.4 IBC 508.4.3	AUTO SPRINKLER, EACH SEPARATED OCCUPANCY SHALL COMPLY WITH THE BUIDING HEIGHT LIMITATIONS AND STORY LIMITATIONS BASED ON THE TYPE OF CONSTRUCTION ON THE BUILDING
ACTUAL HEIGHT	55 FT		
ROOFTOP STRUCTURES		IBC 1511.2.1	MECHANICAL SCREENING & STAIR PENTHOUSE ARE BELOW HEIGHT RESTRICTIONS (MAX 18')
ACTUAL NUMBER OF STORIES ABOVE GRADE	3 STORIES		
ALLOWABLE AREA PER FLOOR	A-3:28500 B:69,000 S-1:52,500 I-3:30,000	IBC TABLE 506.2 IBC 508.4.2	SEPARATED MIXED OCCUPANCY
GROSS SQUARE FOOTAGE	**FLOOR AREA**	**OVERHANGS**	
LEVEL 1	27,492	0	A: 0 SF | B:10,680 SF | S-1: 12,898 SF | I-3: 3,914 SF
LEVEL 2	24,440	1,555	A: 3,134 SF | B: 10,768 SF | S-1: 0 SF | I-3: 10,538 SF
LEVEL 3	22,908	1,737	A: 9,759 SF | B: 13,149 SF | S-1: 0 SF | I-3: 0 SF
TOTAL GSF	**74,840**	WITHOUT OVERHANGS	
TOTAL	78,132	INCLUDING EXTERIOR SF BELOW OVERHANGS	
FIRE PROTECTION SYSTEMS			
SPRINKLER SYSTEM	THROUGHOUT PER NFPA 13	IBC 903	
FIRE ALARM SYSTEM	PROVIDED	IBC 901.2	FA EMERGENCY VOICE COMMUNICATION PROVIDED. LOCATION OF FACP TO BE FIELD APPROVED BY THE FIRE DEPARTMENT.
SHUNT TRIP		IBC 3007.4	
STANDPIPES	CLASS I	IBC 905.3.1 EXCEPTION-1	AUTOMATIC SPRINKLER SYSTEM
PORTABLE FIRE EXTINGUISHERS	YES	IBC 906.1- IFC	DISTANCE NOT TO EXCEED 75 FT. CLASS K REQ. FOR CAFÉ
FIRE RESISTANCE RATED CONSTRUCTION			
TYPE IIB			
SHAFTS	1 HR or 2 HR (varies)	IBC 713.4	1 HR WHERE CONNECTING < 4 STORIES; 2 HR CONNETING 4 STORIES OR MORE
PASSENGER ELEVATOR HOISTWAY	**1HR**	IBC 3002.1	1 HR RATED ELEVATOR HOISTWAY
FLOOR ASSEMBLIES	0 HR	IBC TABLE 601	1 HR AT FOR OCCUPANCY SEPARATION
ROOF ASSEMBLIES	0 HR	IBC TABLE 601	
STRUCTURAL FRAME	0 HR	IBC TABLE 601	
EXTERIOR LOAD BEARING WALLS	0 HR	IBC TABLE 601	
INTERIOR LOAD BEARING WALLS	0 HR	IBC TABLE 601	
EXTERIOR NONBEARING WALLS/PARTITIONS	0 HR	IBC TABLE 705.5	FIRE SEPARATION DISTANCE GREATER THAN 10 FT LESS THAN 30 FT
INTERIOR PARTITIONS	0 HR	IBC TABLE 601	
CORRIDORS	A, B, S: 0 HR | I-3. 1 HR	IBC TABLE 1020.2	WITH SPRINKLER, I-3 MOST STRINGENT. **MAY BE REDUCED BY 408.5**
EXTERIOR WALLS	1 HR	IBC TABLES 705.5 & 705.8	FIRE SEPARATION DISTANCE VARIES RE: CODE SITE PLAN
EXTERIOR WALL OPENINGS	Varies Per Elevation	IBC TABLE 705.8	NORTH & WEST - UNLIMITED / EAST 15% - NORTH 45%
SMOKE BARRIERS		IBC 408.6 & 709	DETENTION HOUSING TO BE DIVIDED INTO 2 SMOKE COMPARTMENTS
DWELLING UNITS WALL ASSEMBLIES	**30 MIN**	**IBC 408.8.1**	**SEPARATED BY SMOKE TIGHT PARTITION WHERE DISTANCE OF TRAVEL TO CORRIDOR EXCEEDS 50 FT *(NOT SURE THIS CONDITION EXISTS)***
MEANS OF EGRESS			
OCCUPANT LOAD FACTOR		IBC TABLE 1004.5	
ASSEMBLY UNCONCENTRATED	1:15 NET	IBC TABLE 1004.5	TABLES AND CHAIRS, NOT FIXED
ASSEMBLY - EXHIBIT	1:30 NET	IBC TABLE 1004.5	
ASSEMBLY WITH FIXED SEATING	1 SEAT/18" L	IBC 1004.6	
COURTROOMS - OTHER THAN FIXED SEATING	1:40 NET	IBC TABLE 1004.5	
INSTITUTIONAL - SLEEPING AREAS	1:120 GROSS	IBC TABLE 1004.5	
BUSINESS	1:150 GROSS	IBC TABLE 1004.5	
KITCHEN, COMMERCIAL	1:200 GROSS	IBC TABLE 1004.5	
STORAGE, MECHANICAL, ELECTRICAL, PLUMBING	1:300 GROSS	IBC TABLE 1004.5	
TWO-WAY COMMUNICATION SYSTEM	PROVIDED	IBC 1009.8	PER 1009.8. WHERE FLOORS DO NOT HAVE DIRECT ACCESS TO GRADE, A MONITORED 2-WAY COMMUNICATION SYSTEM IS PROVIDED AT EACH ELEVATOR LANDING.
FIRE-ALARM VOICE COMMUNICATION	PROVIDED	IBC 907.2.3	
EXIT DOORS AT ASSEMBLY OCCUPANCY	PROVIDED WITH PANIC HARDWARE		
OCCUPANTS (CALCULATED FOR EXITING):			
LEVEL 1	SEE CODE PLANS		
LEVEL 1.5	SEE CODE PLANS		
LEVEL 2	SEE CODE PLANS		
LEVEL 3	SEE CODE PLANS		
TOTAL	SEE CODE PLANS		
MEANS OF EGRESS SIZING			
36 INCH WIDE DOORS	**33/0.15 = 220**	IBC 1005.3.2 EX. #1	
72 INCH WIDE DOORS	**69/0.15 = 460**	IBC 1005.3.2 EX. #1	
MINIMUM CORRIDOR WIDTH	**44 INCHES**	IBC 1020.3	
CORRIDORS	**WIDTH/0.15**	IBC 1005.3.2 EX. #1	
STAIRS	**WIDTH/0.20**	IBC 1005.3.1 EX. #1	
MINIMUM NUMBER OF EXITS	**(3) REQD.**	**IBC TABLE 1006.3.3**	**(3) PROVIDED @ L1-4; (1) PROVIDED @ ROOF (UNOCCUPIED)**
EXIT SIGNS	PROVIDED IN COMPLIANCE WITH	IBC 1013	
EXIT SIGN ILLUMINATION	PROVIDED IN COMPLIANCE WITH	IBC 1013	
EXIT ACCESS TRAVEL DISTANCE	250 FT AT A, B, & S-1 OCCUPANCY; 200 FT AT I-3 OCCUPANCY	IBC 1017.2	WITH SPRINKLER SYSTEM
EXIT THROUGH INTERVENING SPACES		IBC 1016.2	
NUMBER OF EXITS FROM ROOM	1 REQUIRED IF OCC LOAD < 50	IBC TABLE 1006.2.1	
	2 REQUIRED IF OCC LOAD > 49	IBC TABLE 1006.2.1	
EXIT SEPARATION	SEPARATION DISTANCE NOT LESS THAN 1/3 THE MAXIMUM OVERALL DIAGONAL	IBC 1007.1.1 EXCEPTION 2	
DEAD END CORRIDOR	20 FT AT A-3 & 50 FT AT B, S & I-3	1020.5 EXCEPTION 1 & 2	AUTOMATIC SPRINKLER
	UNLIMITED WHERE CORRIDOR LENGTH < 2.5 TIMES LEAST WIDTH	IBC 1020.5 EXCEPTION 3	
PANIC HARDWARE	REQUIRED AT ALL EXIT DOORS SERVINGS A OCCUPANCIES AND THOSE WITH OCC LOAD >49	IBC 1010.2.9	
COMMON PATH OF TRAVEL	75 FT A, 100 FT AT B, S and I-3	IBC TABLE 1006.2.1	AUTOMATIC SPRINKLER. A OCCUPANCY MOST STRINGENT
INTERIOR EXIT ACCESS STAIRWAY	AT PUBLIC STAIR	IBC 1019.3	Exception 4 - AUTOMATIC SPRINKLER. OPENING SIZE IS LIMITED TO TWICE THE SIZE OF STAIR FOOTPRINT, DRAFT CURTAIN AT FLOOR OPENINGS
ELEVATORS	1 HR HOISTWAY ENCLOSURE PROTECTION	IBC 3002; IBC 713.4	1-HR FRR HOISTWAY PROVIDED
	1 HR SUPPORTING CONSTRUCTION	IBC 707.5.1	THE SUPPORTING CONSTRUCTION FOR A FIRE BARRIER SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE FIRE BARRIER SUPPORTED 1-HR RATED SUPPORTING CONSTRUCTION PROVIDED.
	HOISTWAY OPENING PROTECTION	**IBC 3006.2.1; IBC 3006.3; IBC 710.5.2.2 & 710.5.2.2.1**	**ENCLOSED ELEVATOR LOBBY TO BE PROVIDED L2 - L6 WITH SMOKE PARTITIONS AND SMOKE & DRAFT CONTROL DOORS**
INTERIOR FINISHES			
INTERIOR WALL AND CEILING FINISH REQUIREMENTS			
	INTERIOR EXIT STAIRWAYS AND EXIT PASSAGEWAYS	A, IBC TABLE 803.13	I-3 MOST STRINGENT
	CORRIDORS	A, IBC TABLE 803.13	I-3 MOST STRINGENT
	ROOMS AND ENCLOSED SPACES	C, TABLE 803.13	I-3 MOST STRINGENT
IECC COMPLIANCE			
DESIGN TEAM WILL DEMONSTRATE COMPLIANCE WITH IECC 2021 USING THE PERFORMANCE PATH ENERGY MODEL			

PLUMBING FIXTURE COUNT

	OCCUPANTS	1 WATER CLOSETS PER OCCUPANT BELOW	WATER CLOSETS REQUIRED	1 LAVS PER OCCUPANT BELOW	LAVS REQUIRED	1 DRINKING FOUNTAINS PER 100 OCCUPANTS	DRINKING FOUNTAINS REQUIRED	SERVICE SINKS REQUIRED
ASSEMBLY - TYPE A-3								
OCC. LOAD	436					1/500	0.872	1
MALE	218	1/125	1.744	1/200	1.090			
FEMALE	218	1/65	3.354	1/200	1.090			
STORAGE - TYPE S								
OCC. LOAD	65					1/1000	0.065	1
MALE	33	1/100	0.325	1/100	0.325			
FEMALE	33	1/100	0.325	1/100	0.325			
BUSINESS - TYPE B								
OCC. LOAD	441					1/100	4.410	1
MALE	221	1/25 for 50 + 1/50	5.410	1/40 for 40 +1/80	3.756			
FEMALE	221	1/25 for 50 + 1/50	5.410	1/40 for 40 +1/80	3.756			
INSTITUTIONAL - TYPE I-3								
OCC. LOAD	86					1/100	0.860	1
MALE	43	1 per 25	1.720	1 per 35	1.229			
FEMALE	43	1 per 25	1.720	1 per 35	1.229			
TOTAL REQUIRED	**1,028**		**20.008**		**12.800**		**6.207**	**4**
TOTAL PROVIDED			**68**		**64**		**10**	**4**

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ToJ: SKETCH PLAN REV. 1	JUNE 12, 2025

CODE STUDY & CODE SITE PLAN

G-101

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50% DESIGN DEVELOPMENT
TETON COUNTY
COURTHOUSE

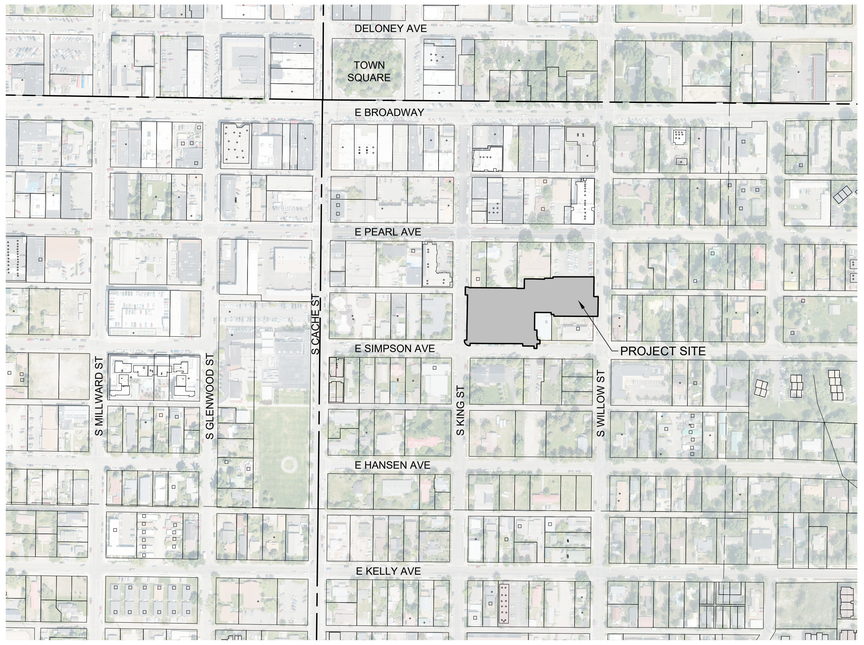
180 SOUTH KING STREET

LOCATED WITHIN
NW¼ NW¼ SECTION 34,
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



INDEX OF SHEETS

C1.0 - GENERAL NOTES
C2.0 - EXISTING CONDITIONS
C3.0 - SITE OVERVIEW
C3.1 - GRADING OVERVIEW
C4.0 - GRADING DETAILS
C4.1 - EROSION CONTROL & SITE PREPARATION DETAILS
C4.2 - STORM WATER DETAILS
C4.3 - WATER DETAILS
C4.4 - SEWER DETAILS



VICINITY MAP
1" = 200' for 22x34 Prints
1" = 400' for 11x17 Prints

GENERAL PROJECT NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND THE LATEST EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS OR AS MODIFIED BY THE SPECIAL PROVISIONS AND THE SUPPLEMENTARY SPECIFICATIONS.
2. PROJECT SCOPE: BUILD SITE AND UTILITY INFRASTRUCTURE AND GRADING TO ACCOMMODATE A NEW COURTHOUSE BUILDING, PARKING LOT, AND THE DEMOLITION OF THE EXISTING DETENTION CENTER AND COURTHOUSE.
3. PROPERTY ZONE: PUBLIC/SEMI-PUBLIC - TOWN (P/SP-ToJ)
4. PROPERTY AREA: 1.8 ACRES
   TOTAL AREA OF DISTURBANCE: 1.53 ACRES
5. PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SPRING 2026 AND BE COMPLETED BY FALL 2028.
6. BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY JORGENSEN ASSOCIATES IN MAY 2021 AND SUPPLEMENTED IN MAY AND JULY 2023.
7. GEOTECHNICAL REPORT PREPARED BY JORGENSEN GEOTECHNICAL IN JUNE 2023.
8. THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.
9. NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.
10. BUILDING TIES ARE TO FOUNDATION STEM WALLS.

WATER AND SEWER UTILITY NOTES

1. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TOWN OF JACKSON WATER AND SEWER REGULATIONS
2. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE SPECIFICATIONS.
3. CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.
4. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
5. WATER SERVICE LINE SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200 WITH A DR OF 9.
6. SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SCH 40 PVC AND CONFORM TO ASTM D1785. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.
7. LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER AND ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.

REVEGETATION SPECIFICATIONS:

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

1. SEED MIXTURE:

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE

2. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
3. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
4. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
5. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
6. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
7. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

CONSTRUCTION NOTES & SPECIFICATIONS:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: TOWN OF JACKSON GRADING AND EROSION CONTROL PERMIT, WYDEQ PERMIT TO CONSTRUCT, WYDEQ WYPDES PERMIT, CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
2. IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER AND SEWER LINES.
5. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
6. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
7. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
8. SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
9. CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
10. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
11. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
12. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
13. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
14. REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE SPRING OF 2028.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY OWNER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
18. TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
19. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
20. NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
21. AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.
22. ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
23. ALL DEVELOPMENT SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM WETLANDS.
24. ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE TETON COUNTY PLANNING DIRECTOR.
25. BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.
26. CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
27. STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.
28. ALL AVAILABLE TOPSOIL SHALL BE STORED FOR USE IN REVEGETATION OPERATIONS. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
29. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
30. EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
31. DURING CONSTRUCTION CONTRACTOR SHALL OBSERVE THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.
32. UNLESS OTHERWISE SPECIFIED, GRADING SHALL PROVIDE A MINIMUM OF 6 INCHES OF FALL IN THE FIRST 10 FEET AWAY FROM FOUNDATION WALL ADJACENT TO LANDSCAPED AREAS. HARDSCAPES SHALL BE SLOPED AT A MINIMUM 2% AWAY FROM THE BUILDING FOR THE FIRST 10 FEET.

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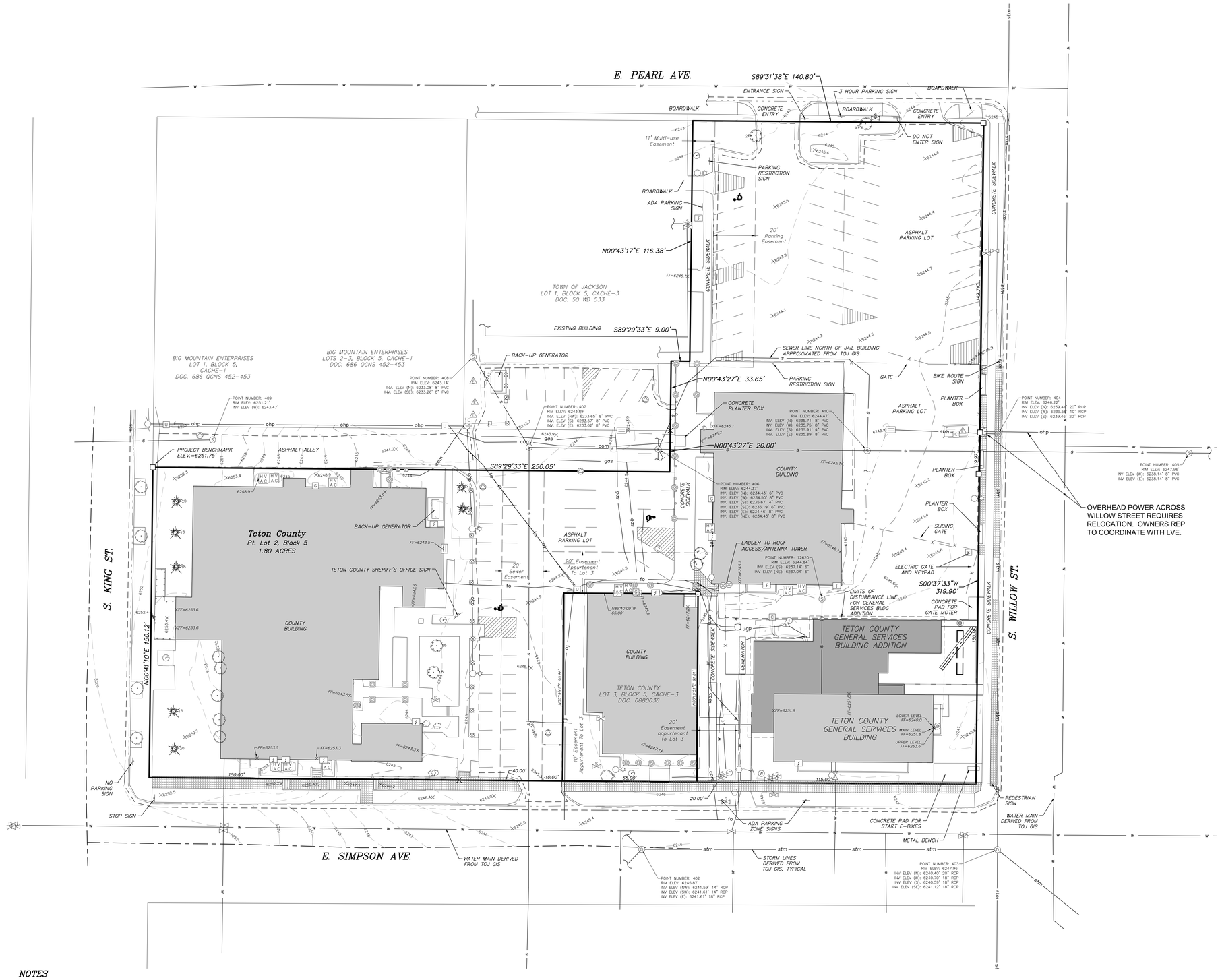
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GENERAL NOTES

C1.0





LEGEND

- iron pipe with 3" diameter brass cap inscribed "RLS 164"
- no monument found or set, depicted for drawing clarity only
- reinforcing steel bar with 1½" diameter aluminum cap inscribed "PLS 6193"
- boundary, subject property
- boundary, adjoining property
- boundary, easement, as noted
- N25°25'25"E 100.00' — measured bearing & distance or curve geometry
- centerline road
- edge of pavement
- top back of curb
- paint stripe, parking space
- sidewalk
- brick/stone paver sidewalk
- flowline
- 6205 — index contour, 5' interval
- 6208 — intermediate contour, 1' interval
- 6201.5 — spot elevation
- post, circular and square
- sign
- bollard
- flagpole
- handicap parking space
- fence, chainlink
- fence, wooden, post and rail
- edge of concrete
- handrail
- monitoring well
- bore hole
- C — communications pedestal
- com — underground communications line
- fo — underground fiber optic line
- K — keypad
- sprinkler valve
- HVAC — climate control unit
- U — utility vault
- ut — underground utility line
- G — gas meter
- gas — underground gas line
- J — electric junction box
- E — electric meter
- electric transformer
- light pole
- utility pole
- guy anchor
- ohp — overhead power line
- ugp — underground power line
- cleanout
- S — sewer manhole
- s — sanitary sewer line
- storm drain inlet
- D — storm drain manhole
- stm — storm drain line
- hydrant, fire suppression
- curbstop
- W — water manhole
- water valve
- w — water line
- aspen tree
- cottonwood tree
- deciduous tree
- conifer tree
- shrub

NOTES

This survey was conducted in May 2021 and May 2023 and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.

Locations of utilities depicted hereon are derived from surveyed visible structures. Underground locations derived from utility locates performed by NU Locating in May 2023. All utilities must be verified prior to any construction activity.

Easements shown are based on record information, however, a complete search of public records was not conducted. Easements of sight or record may exist that are not shown.

Elevations were derived using GPS RTK observation methods from the Town of Jackson permanent base station and reference NAVD88, geoid 12B. Site benchmark elevation is 6251.75' at the northwest corner of Lot 2 as shown hereon.

Lot boundary and dimensions shown hereon are per 2007 boundary survey as part of Jorgensen Associates project number 07137.

BASIS OF BEARING for this survey is grid north based on the Wyoming West State Plane Coordinate System with a project convergence angle of −0°27'55".

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EXISTING CONDITIONS

C2.0

E. PEARL AVE.

=PROPOSED LEGEND=

5825	MAJOR CONTOUR
5822	MINOR CONTOUR
162.09	SPOT ELEVATION
TOS 162.09	TOP OF STEPS SPOT ELEVATION
BOS 162.09	BOTTOM OF STEPS SPOT ELEVATION
	LIMITS OF DISTURBANCE
	SECURITY FENCE
	STRAW WATTLE
	BUILDING FOOTPRINT
	ASPHALT DRIVEWAY
	CONCRETE SURFACE
	CONCRETE SITE WALL
UT	CABLE UTILITY TRENCH
S	SEWER LINE
	SEWER MANHOLE
	SEWER CLEANOUT
W	WATER LINE
	WATER VALVE
	WATER CURBSTOP
STM	STORM WATER LINE
	STORM WATER INLET
	STORM WATER MANHOLE
	TRENCH DRAIN
	PERFORATED PIPE/STORMWATER INFILTRATOR
FO	FIBER OPTIC LINE

0 15 30 45

SCALE: 1 INCH = 15 FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS

EXISTING TOWN HALL BUILDING TO REMAIN

NEW CURB AND GUTTER

650 SF EXISTING ISLAND TO BE REMOVED AND AREA TO BE GRADED AND PAVED

EXISTING PARKING TO BE RESTRIPED

EXISTING GENERATOR TO REMAIN

EXISTING PARKING TO BE REGRADED AND PAVED

EXISTING CURB AND GUTTER TO REMAIN

ASPHALT SAWCUT LINE, TYPICAL

NEW CURB AND GUTTER, TYPICAL

EXISTING POWER POLE, GUY WIRE, TRANSFORMER, AND COMMUNICATIONS PEDESTAL TO REMAIN

24.00'

NEW LANDSCAPED AREA, TYPICAL

STORMWATER CURB INLET, TYPICAL

18.16'

19.34'

REGRADE AND PAVE ALLEY

LEVEL 1 GARAGE ENTRY

NEW FIBER OPTIC SERVICE

NEW CABLE UTILITY TRENCH

NEW SEWER SERVICE

30.67'

SECURE GATE

TRASH ENCLOSURE

GENERATOR PAD

5.73'

CONCRETE SURFACE, TYPICAL

BURIED PERFORATED PIPE, TYPICAL

5.5'x8.0' LANDSCAPING AREA, TYPICAL

SITE WALL, TYPICAL

TRENCH DRAIN, TYPICAL

PROPOSED FIBER OPTIC REALIGNMENT

LEVEL 1 GARAGE ENTRY

ASPHALT SURFACE, TYPICAL

NEW SECURITY FENCE

SECURE GATE

STORMWATER INFILTRATORS, TYPICAL

6.52'

PROPOSED COURTHOUSE BUILDING

7.57'

REMOVE EXISTING HVAC UNITS AND REINSTALL WHEN CONCRETE AREA IS COMPLETE

S. KING ST.

STORM PIPE, TYPICAL

ADA ACCESS RAMP

EXISTING 20' SEWER EASEMENT TO BE VACATED

CONCRETE WALKWAY

GENERAL SERVICES ADDITION CURRENTLY UNDER CONSTRUCTION

EXISTING HANSEN COURTHOUSE BUILDING TO REMAIN

7.58'

PROPERTY BOUNDARY, TYPICAL

48" DRYWELL, TYPICAL

EXISTING WATER SERVICE TO BE REMOVED AND CAPPED AT MAIN

6.88'

EXISTING GENERAL SERVICES BUILDING TO REMAIN

PROPERTY BOUNDARY, TYPICAL

REMOVE AND REINSTALL EXISTING SIGN

14.51'

8.67'

5.07'

6.84'

6.84'

CONNECT REALIGNED FIBER OPTIC LINE TO EXISTING FIBER OPTIC LINE

NEW PEDESTRIAN ADA RAMP

6.23'

NEW WATER SERVICE

REMOVE AND REINSTALL EXISTING SIGN

E. SIMPSON AVE.

REMOVE EXISTING ENTRY AND INSTALL CURB AND GUTTER

PRELIMINARY SEWER MAIN REROUTE ALIGNMENT

S. WILLOW ST.

– PRELIMINARY –
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ToJ: PRE-APPLICATION	26 JUNE 2024
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ToJ: SKETCH PLAN REV. 1	JUNE 12, 2025

SITE OVERVIEW

C3.0

E. PEARL AVE.

S. KING ST.

S. WILLOW ST.

E. SIMPSON AVE.

EXISTING TOWN HALL
BUILDING TO REMAIN

PROPOSED
COURTHOUSE
BUILDING

EXISTING HANSEN
COURTHOUSE
BUILDING TO REMAIN

GENERAL SERVICES
ADDITION CURRENTLY
UNDER CONSTRUCTION

EXISTING GENERAL
SERVICES BUILDING
TO REMAIN

0 15 30 45
SCALE: 1 INCH = 15 FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS

– PRELIMINARY –
SUBJECT TO CORRECTION
AND APPROVAL

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JORGENSEN

TETON COUNTY JUSTICE CENTER

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JA Project Number 21036

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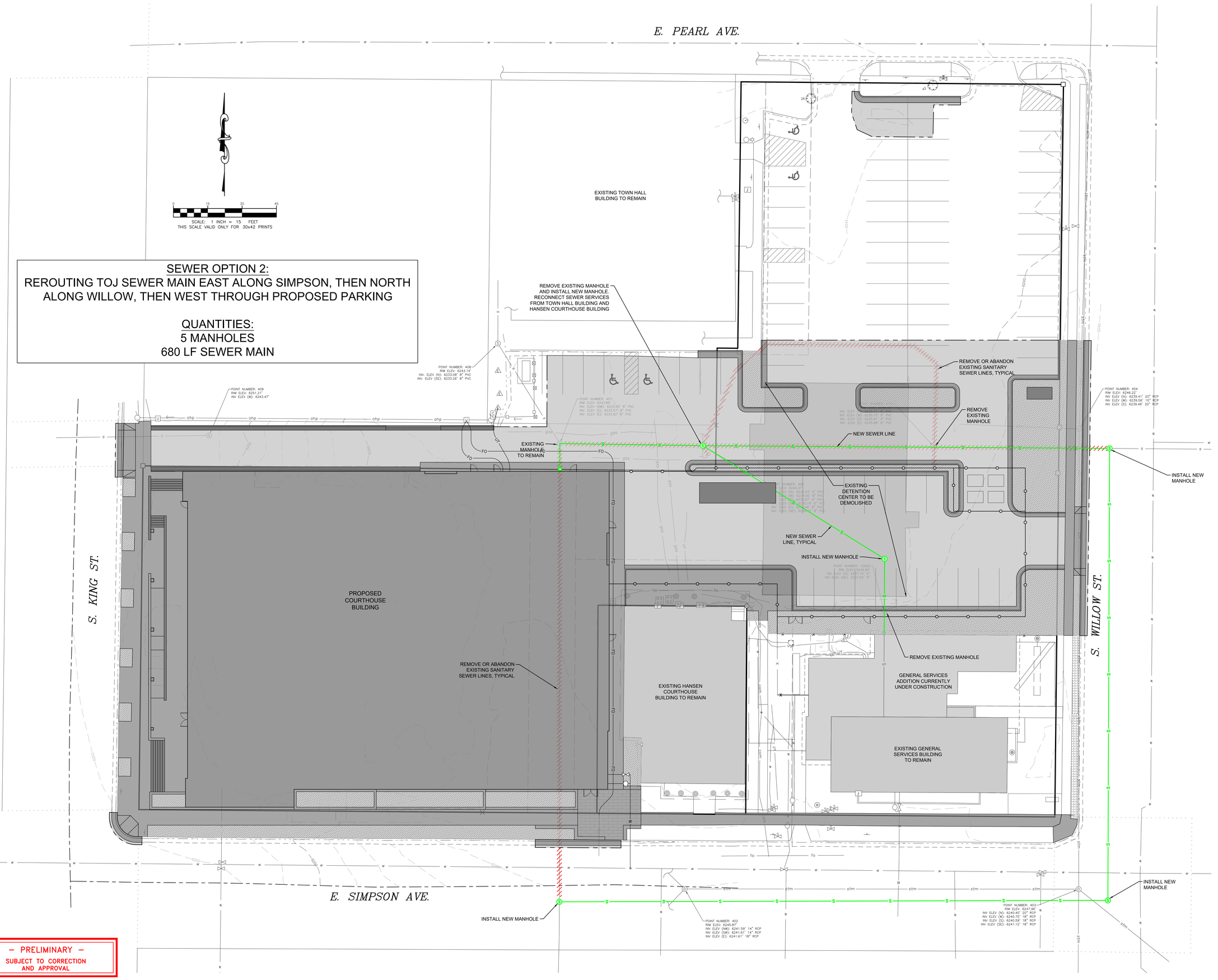
Owner's Representatives
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PO Box 486
Victor, ID 83455
307 699 3733

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7350 E Progress Pl #100
Greenwood Village, CO 80111
303 378 4130

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GRADING OVERVIEW

C3.1



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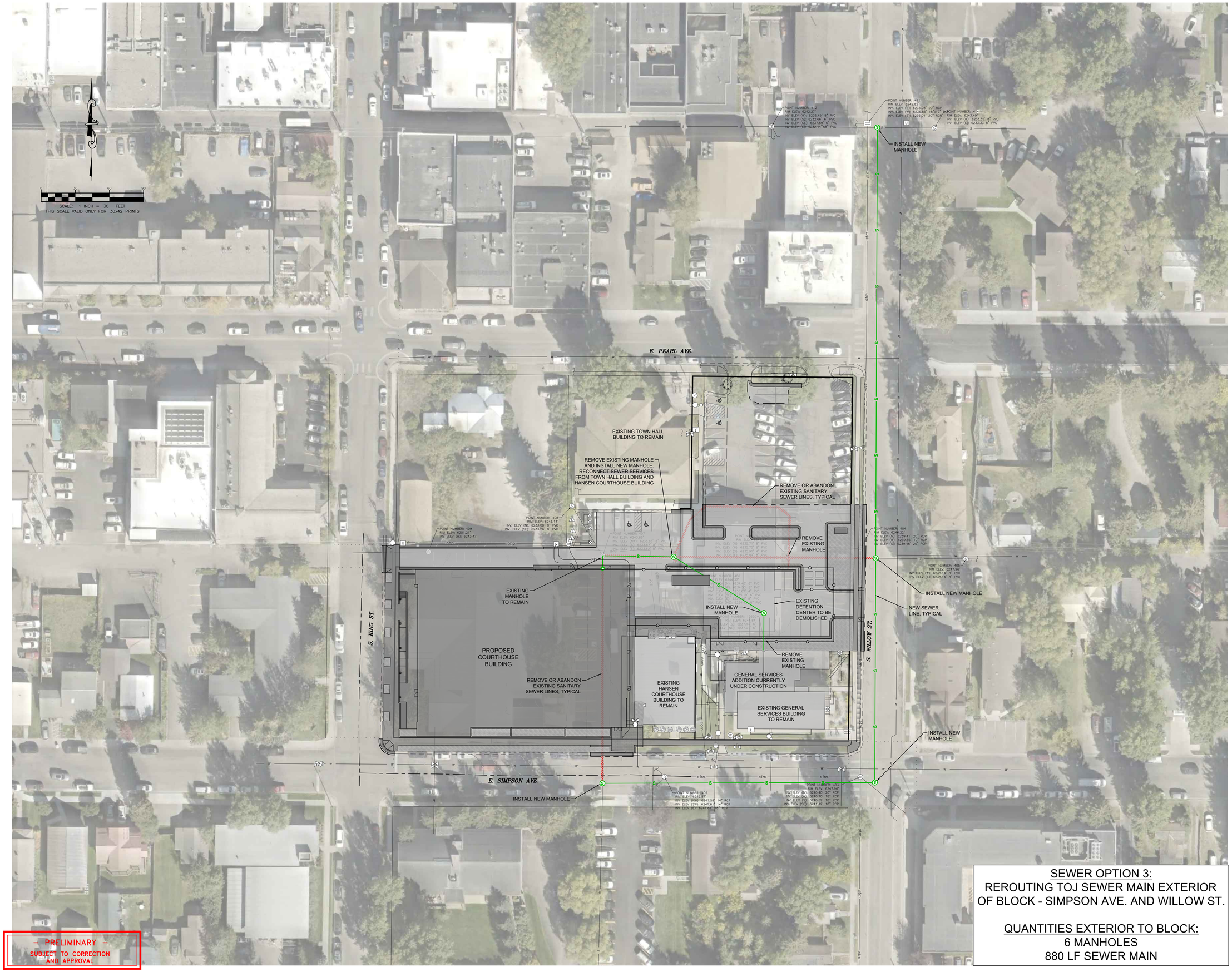
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SAN SEWER REALIGNMENT OPTION 2

C3.2



SEWER OPTION 3:
REROUTING TOJ SEWER MAIN EXTERIOR OF BLOCK - SIMPSON AVE. AND WILLOW ST.

QUANTITIES EXTERIOR TO BLOCK:
6 MANHOLES
880 LF SEWER MAIN

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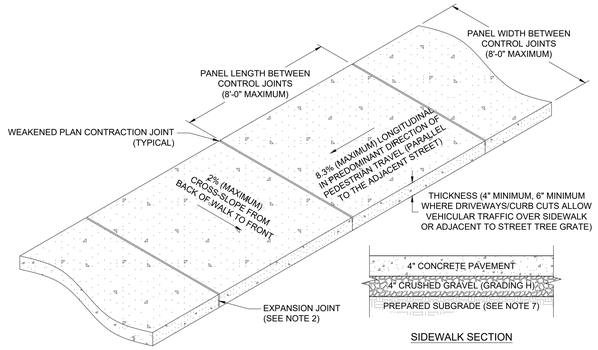
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SAN SEWER REALIGNMENT OPTION 3

C3.3



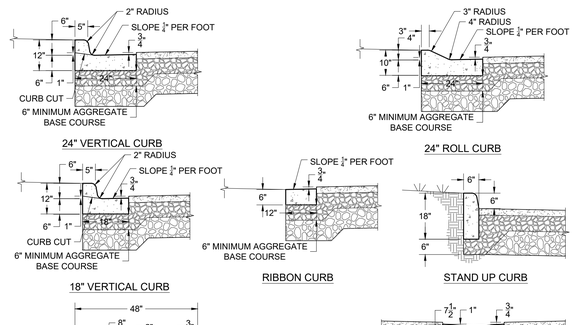
SIDEWALK SECTION

NOTE

1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
6. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER
7. MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
8. WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE REVISED TOJ ST-127

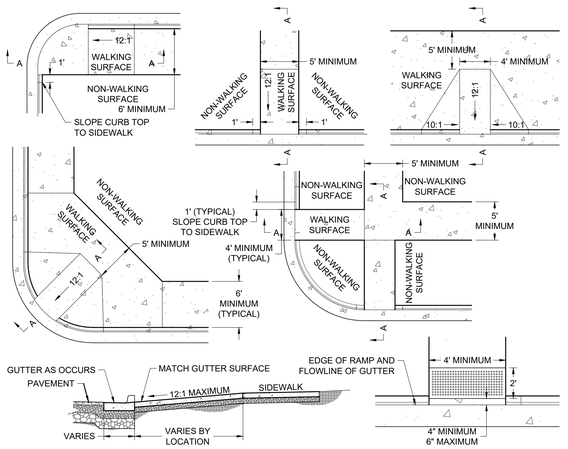


NOTE

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

CURB SECTION DETAIL

NOT TO SCALE

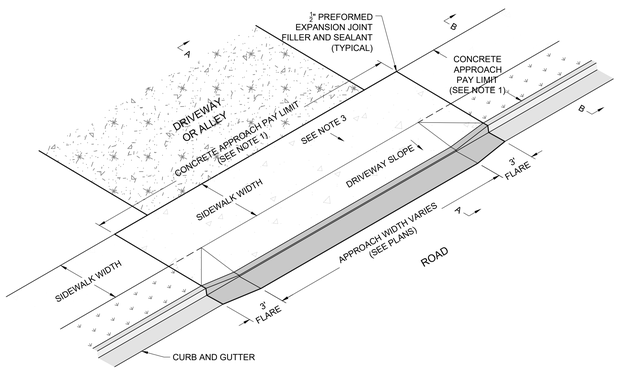


NOTE

1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH
3. CONCRETE TO BE BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

PEDESTRIAN RAMP DETAIL

NOT TO SCALE TOJ ST-112

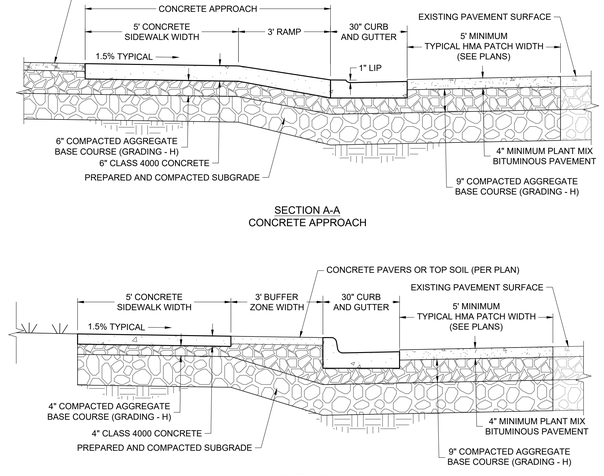


NOTE

1. **DRIVEWAYS AND ALLEYWAY APPROACHES:** LABELED AREAS ARE PAY LIMITS FOR "CONCRETE APPROACH" BID ITEM. THE FLARES AND/OR RAMPS SHALL BE THE SAME THICKNESS AS THE APPROACH.
2. **RAMP SLOPE:** DO NOT EXCEED A 1C:12H RAMP SLOPE.
3. **CROSS SLOPE:** SLOPE SIDEWALK TOWARD STREET. DO NOT EXCEED 1X:50H (2%).

TYPE "A" DRIVEWAY/ALLEY APPROACH DETAIL

NOT TO SCALE TOJ ST-TBD



SECTION A-A
CONCRETE APPROACH

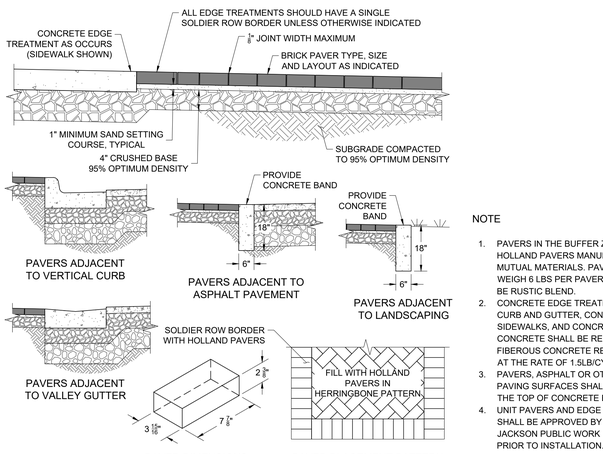
SECTION B-B
DETACHED CONCRETE SIDEWALK AND BUFFER ZONE

TYPE "A" DRIVEWAY/ALLEY APPROACH SECTIONS

NOT TO SCALE TOJ ST-TBD

PAVEMENT SECTION

NOT TO SCALE

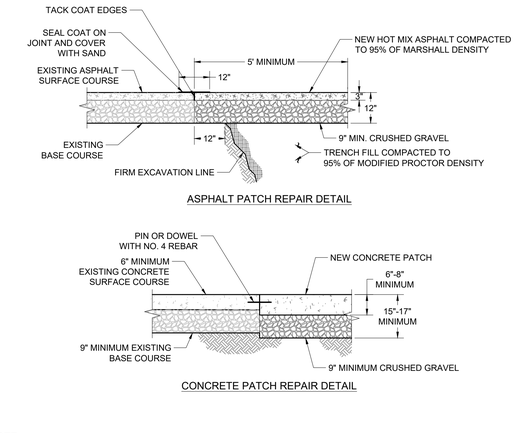


NOTE

1. PAVERS IN THE BUFFER ZONE SHALL BE HOLLAND PAVERS MANUFACTURED BY MUTUAL MATERIALS. PAVERS. SHALL WEIGH 6 LBS PER PAVER. COLOR SHALL BE RUSTIC BLEND.
2. CONCRETE EDGE TREATMENTS INCLUDE CURB AND GUTTER, CONCRETE SIDEWALKS, AND CONCRETE BANDS. CONCRETE SHALL BE REINFORCED WITH FIBEROUS CONCRETE REINFORCEMENT AT THE RATE OF 1.5LB/CY.
3. PAVERS, ASPHALT OR OTHER HARD PAVING SURFACES SHALL BE FLUSH WITH THE TOP OF CONCRETE EDGES.
4. UNIT PAVERS AND EDGE TREATMENT SHALL BE APPROVED BY TOWN OF JACKSON PUBLIC WORK DEPARTMENT PRIOR TO INSTALLATION.

PAVING AND UNIT PAVER INSTALLATION DETAIL

NOT TO SCALE ST-124



ASPHALT PATCH REPAIR DETAIL

CONCRETE PATCH REPAIR DETAIL

NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

CONCRETE AND ASPHALT PATCH DETAIL

NOT TO SCALE TOJ ST-118

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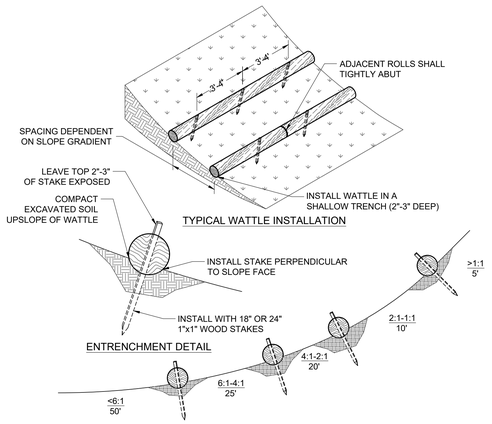
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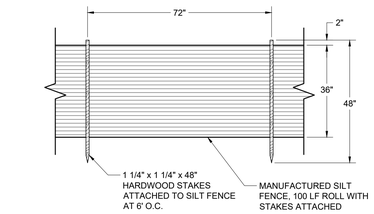


NOTE

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

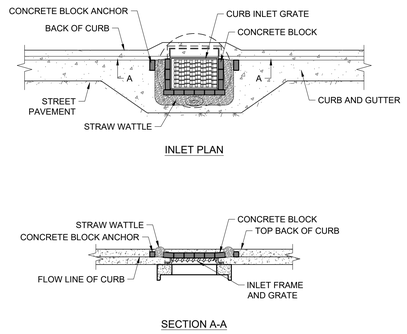
TYPICAL STRAW WATTLE DETAIL

NOT TO SCALE TOJ STM-107



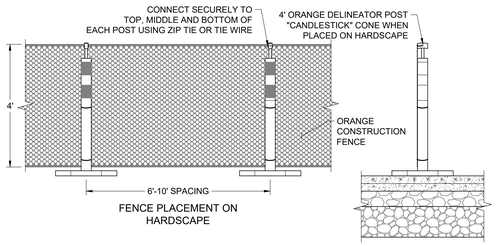
MANUFACTURED SILT FENCE DETAIL

NOT TO SCALE



CURB INLET SILTATION PROTECTION DETAIL

NOT TO SCALE

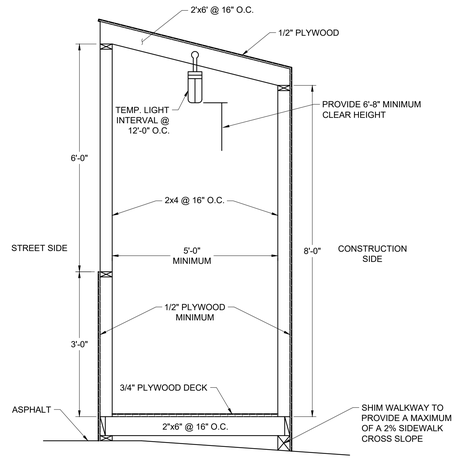


NOTE

1. CONSTRUCTION FENCE SHALL BE INSPECTED PERIODICALLY THROUGHOUT DURATION OF CONSTRUCTION AND REPAIRED AS NEEDED
2. FENCE SHALL BE HEAVY DUTY HDPE PLASTIC (APPROXIMATELY 1.4oz/ft^2)

CONSTRUCTION FENCE DETAIL

NOT TO SCALE



NOTES:

1. CONSTRUCTION SIDEWALKS SHALL BE INSTALLED ONLY IN TOWN APPROVED LOCATIONS.
2. WALKWAY & RAMPED "END SECTION" SHALL MEET ADA STANDARDS.
3. ANCHORING SHALL BE PROVIDED TO PREVENT HOARDING FROM DISPLACEMENT DUE TO WIND.
4. HOARDING CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY T.O.J. BUILDING DEPT.

TEMPORARY CONSTRUCTION SIDEWALK

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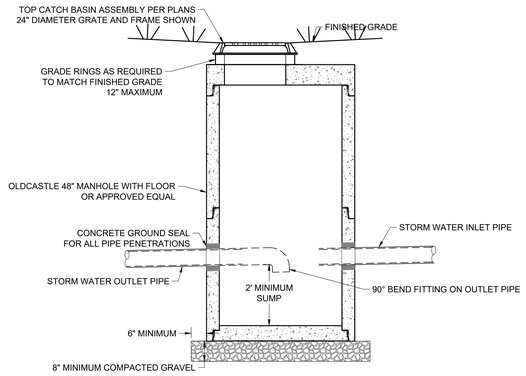
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EROSION CONTROL & SITE PREPARATION DETAILS

C4.1

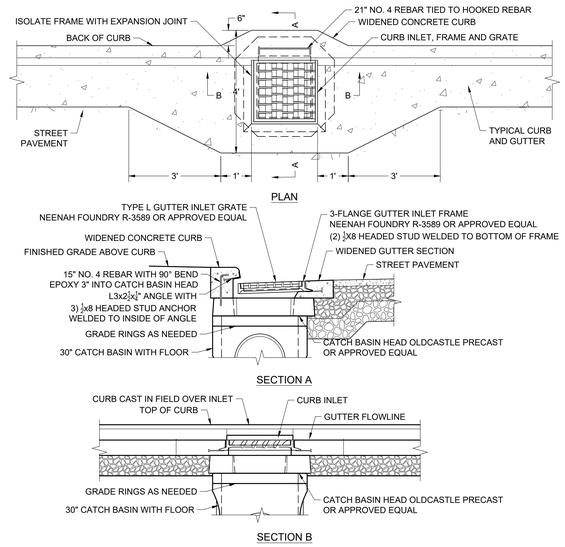
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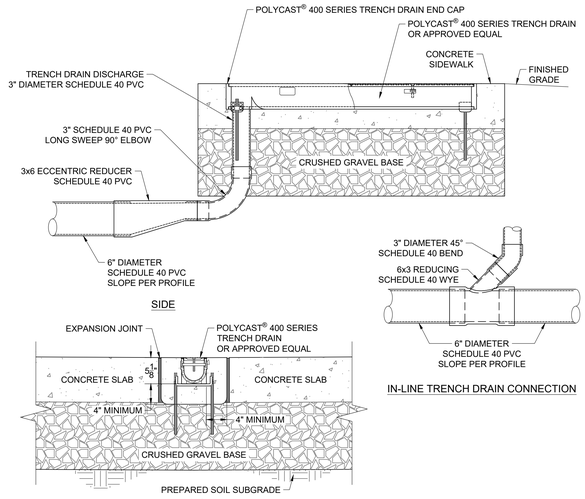
NOTE

1. GRAVEL SHALL BE 8" MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART2.03, GRADING H. AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03
2. ALL DIMENSIONS TO BE APPROVED BY THE ENGINEER.
3. MANHOLE COVER SHALL BE DESIGNED FOR H20S LOADING.
4. SEE DETAIL FOR CAST IRON FRAME AND COVER OR GRATE.
5. SEE ADJUSTMENT AND COLLAR DETAIL.
6. SEE DETAIL FOR CURB INLET.

PRECAST CATCH BASIN/STORMWATER MANHOLE DETAIL
NOT TO SCALE



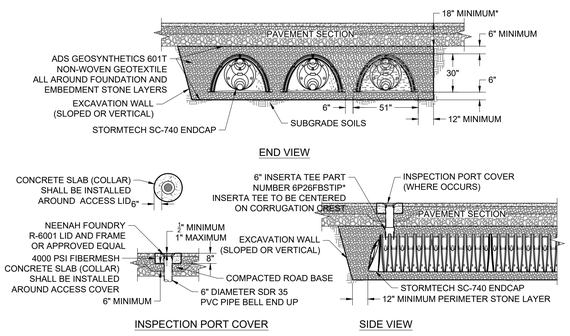
CURB INLET DETAIL
NOT TO SCALE 30" PRECAST CATCH BASIN



NOTE

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

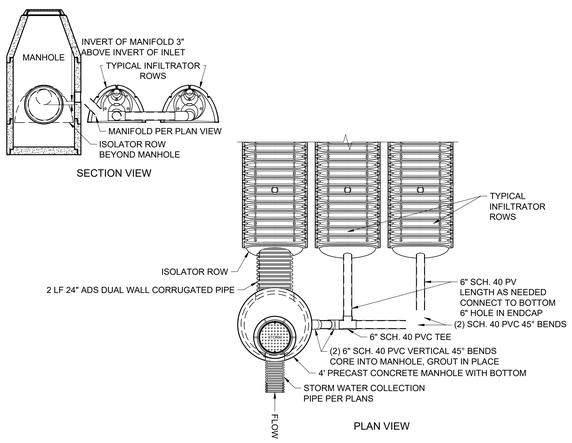
TRENCH DRAIN DETAIL
NOT TO SCALE



NOTE

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. FOUNDATION, EMBEDMENT AND PERIMETER STONE TO BE ¾"-1½" CLEAN, ANGULAR GRAVEL.
7. FOUNDATION STONE TO BE RAKED OR DRAGGED TO ACHIEVE A FLAT SURFACE.

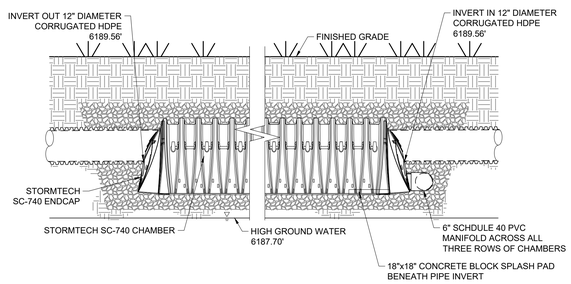
STORMTECH SC-740 CHAMBER SYSTEM DETAIL
NOT TO SCALE PAVED SURFACE



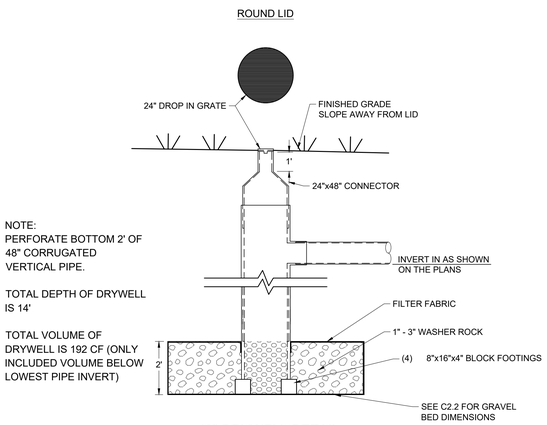
NOTE

1. ISOLATOR ROW SHALL HAVE TWO LAYERS OF 5' MINIMUM WIDTH CONTINUOUS STRIPS OF ADS GEOSYNTHETIC 315WTK, MIRAFI 600X OR APPROVED EQUAL WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS.
2. COVER ENTIRE ISOLATOR ROW WITH 8' WIDE STRIP OF ADS GEOSYNTHETIC 601T OR MIRAFI 160N OR APPROVED EQUAL NON-WOVEN GEOTEXTILE.

INFILTRATION SYSTEM DETAIL
NOT TO SCALE



INFILTRATION SYSTEM DETAIL
NOT TO SCALE



48" DRYWELL DETAIL
NOT TO SCALE

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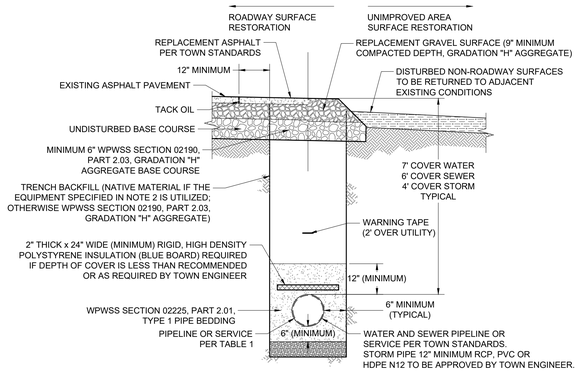
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STORM WATER DETAILS

C4.2

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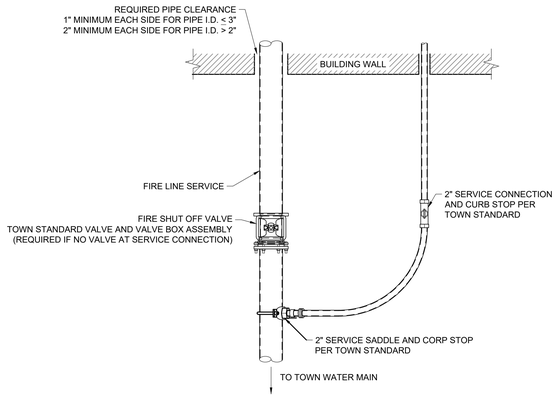


NOTE

1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

PIPE TRENCH DETAIL

NOT TO SCALE TOJ W-100, SS-100, STM-100

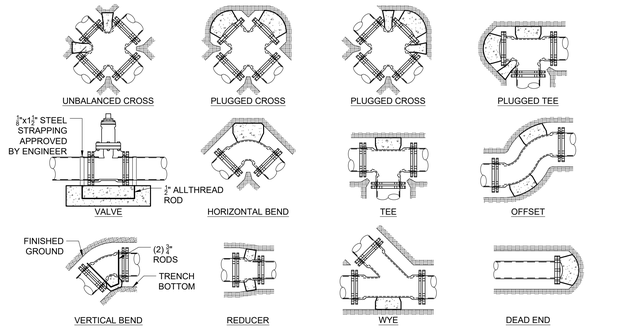


NOTE

1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

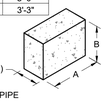
FIRE LINE WITH 2" WATER SERVICE DETAIL

NOT TO SCALE TOJ W-110



MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES

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

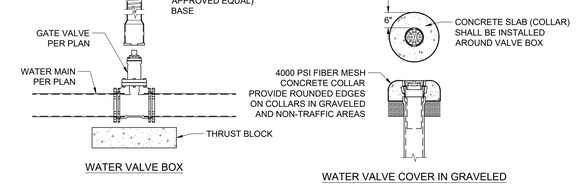


NOTE

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

THRUST BLOCK DETAIL

NOT TO SCALE TOJ W-111



WATER VALVE BOX

WATER VALVE COVER IN ROAD

WATER VALVE COVER IN GRAVELED AND NON-TRAFFICED AREAS

NOTE

1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER GATE VALVE DETAIL

NOT TO SCALE TOJ W-106

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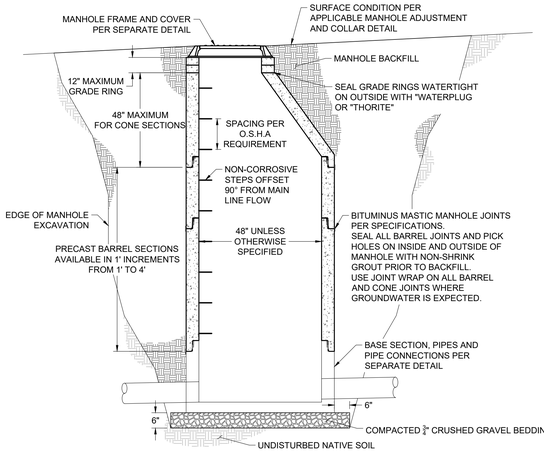
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WATER DETAILS

C4.3

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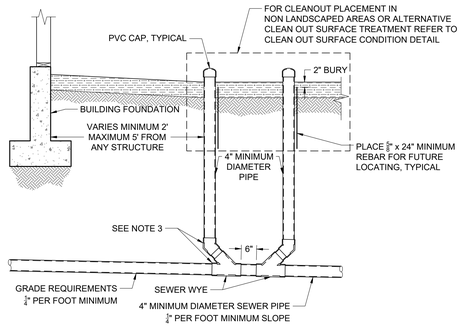


NOTE

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

STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE

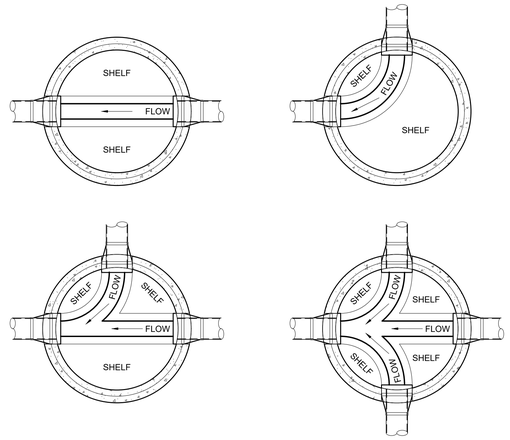


NOTE

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

BUILDING CLEANOUT DETAIL

NOT TO SCALE REV TOJ SS-114



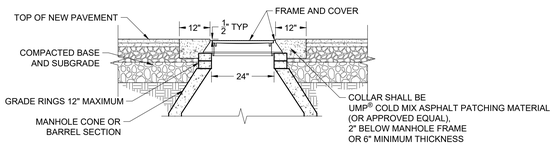
NOTE

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

TYPICAL MANHOLE CHANNEL DETAILS

NOT TO SCALE TOJ SS-107

COVER AND COLLAR PLAN



ADJUSTMENT DETAIL SECTION A-A

NOTE

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

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE TOJ SS-109

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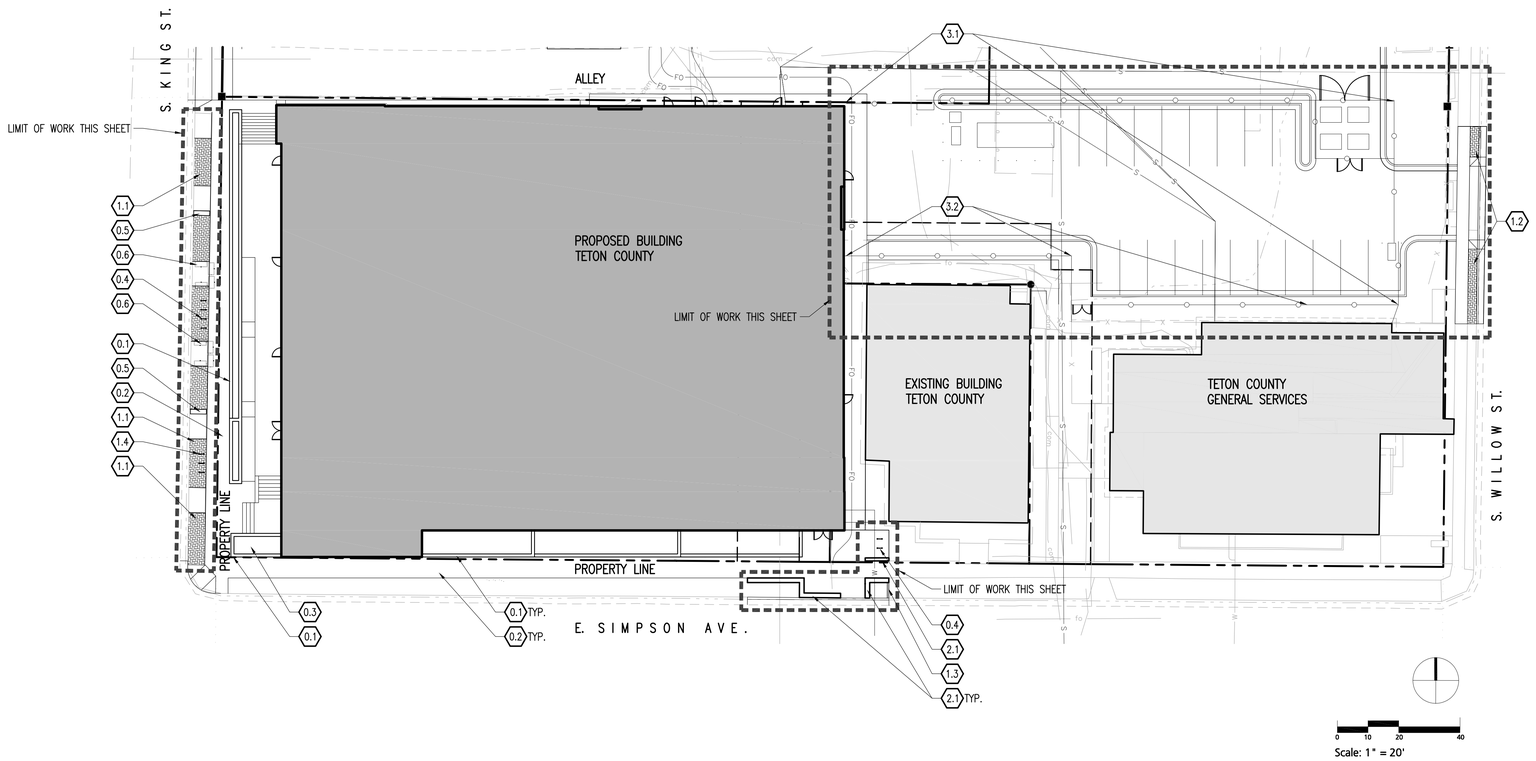
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SEWER DETAILS

C4.4



0 10 20 40

Scale: 1" = 20'

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL LAYOUT & UTILITY INFORMATION NOT INCLUDED ON THIS PLAN.
2. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS.
3. REFER TO IRRIGATION DRAWINGS FOR NOTES REGARDING IRRIGATION SYSTEM CONSTRUCTION.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES AND INSTALLATION.
5. DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY FIELD DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, LANDSCAPE ARCHITECT, AND OWNER'S REP. PRIOR TO FURTHER WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY TRACKING OF SEDIMENT ONTO AREA STREETS. STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD OUT ON A DAILY BASIS, AND WILL BE CLEANED AT THE DIRECTION OF THE TOWN INSPECTOR, THE OWNER' REP., OR CONSTRUCTION MANAGER ON A DAILY BASIS.
7. REFER TO DRAWINGS PREPARED BY THE CIVIL ENGINEER FOR ALL OTHER PAVING, UTILITIES, GRADING AND ADDITIONAL SITE INFORMATION, AND BY THE ELECTRICAL ENGINEER FOR ALL OTHER SITE LIGHTING INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
8. THESE DRAWINGS USE A SYSTEM OF KEYNOTES FOR MATERIAL DESIGNATIONS AND SPECIFIC SITUATION NOTES. CONTRACTOR TO BE FAMILIAR WITH SYSTEM PRIOR TO COMMENCING WORK. CONTACT ARCHITECT, LANDSCAPE ARCHITECT, AND OWNER'S REP. IF CONFLICTS ARE FOUND OR SYSTEM IS NOT CLEAR.

LAYOUT NOTES

1. PRIOR TO CONSTRUCTION CONTRACTOR TO ARRANGE A START-UP MEETING TO COORDINATE LAYOUT OF NEW IMPROVEMENTS.
2. FOR ALL OTHER SITE LAYOUT INFORMATION REFER TO CIVIL ENGINEER'S DRAWINGS. NOTIFY ARCHITECT, CIVIL ENGINEER & LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS
3. ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE.
4. ALL SYMBOLS ARE SHOWN DIAGRAMMATIC ILLUSTRATING APPROXIMATE LOCATIONS OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO ARCHITECT, LANDSCAPE ARCHITECT, AND OWNER'S REP.
5. ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT, LANDSCAPE ARCHITECT, AND OWNER'S REP. OF ANY DISCREPANCIES.
8. CONTRACTOR TO REFER TO SPECIFICATION SECTION 32 14 13 INTERLOCKING CONCRETE PAVEMENT OVERLAY FOR ADDITIONAL INFORMATION RELATED TO PAVEMENT LAYOUT AND INSTALLATION.
9. CUT PAVERS SHALL BE NO LESS THAN ONE THIRD OF A WHOLE PAVER.
10. CUT PAVER FACES SHALL NOT ABUT OTHER CUT PAVER SURFACES, AND SHALL BE SPACED TO PROVIDE A MINIMUM ONE SIXTEENTH INCH WIDE JOINT.

MATERIALS KEY NOTES

0.0 MISC.
- 0.1 PLANTER, RE: ARCH
- 0.2 CONCRETE PAVING, RE: CIVIL
- 0.3 FLAG POLE, RE: SPECS
- 0.4 BIKE RACK, RE: SPECS
- 0.5 BENCH, RE: SPECS
- 0.6 SILVA CELL FIELD, RE: PLANTING + 5/L-301

1.0 PAVING AND SURFACING
- 1.1 PAVER PATTERN, RE: 4/L-301
- 1.2 PAVER PATTERN: MATCH EXISTING ALONG WILLOW
- 1.3 CONCRETE MOWBAND, RE: 1/L-301

2.0 WALLS
- 2.1 CONCRETE SEAT WALL, RE: 3/L301 + 2/L-301

3.0 FENCES
- 3.1 8' HIGH AMERISTAR IMPASSE II FENCE, RE: SPECS
- 3.2 6' HIGH CHAINLINK FENCE, RE: SPECS

MATERIALS SYMBOLS LEGEND

PAVER PATTERN , RE: KEYNOTES

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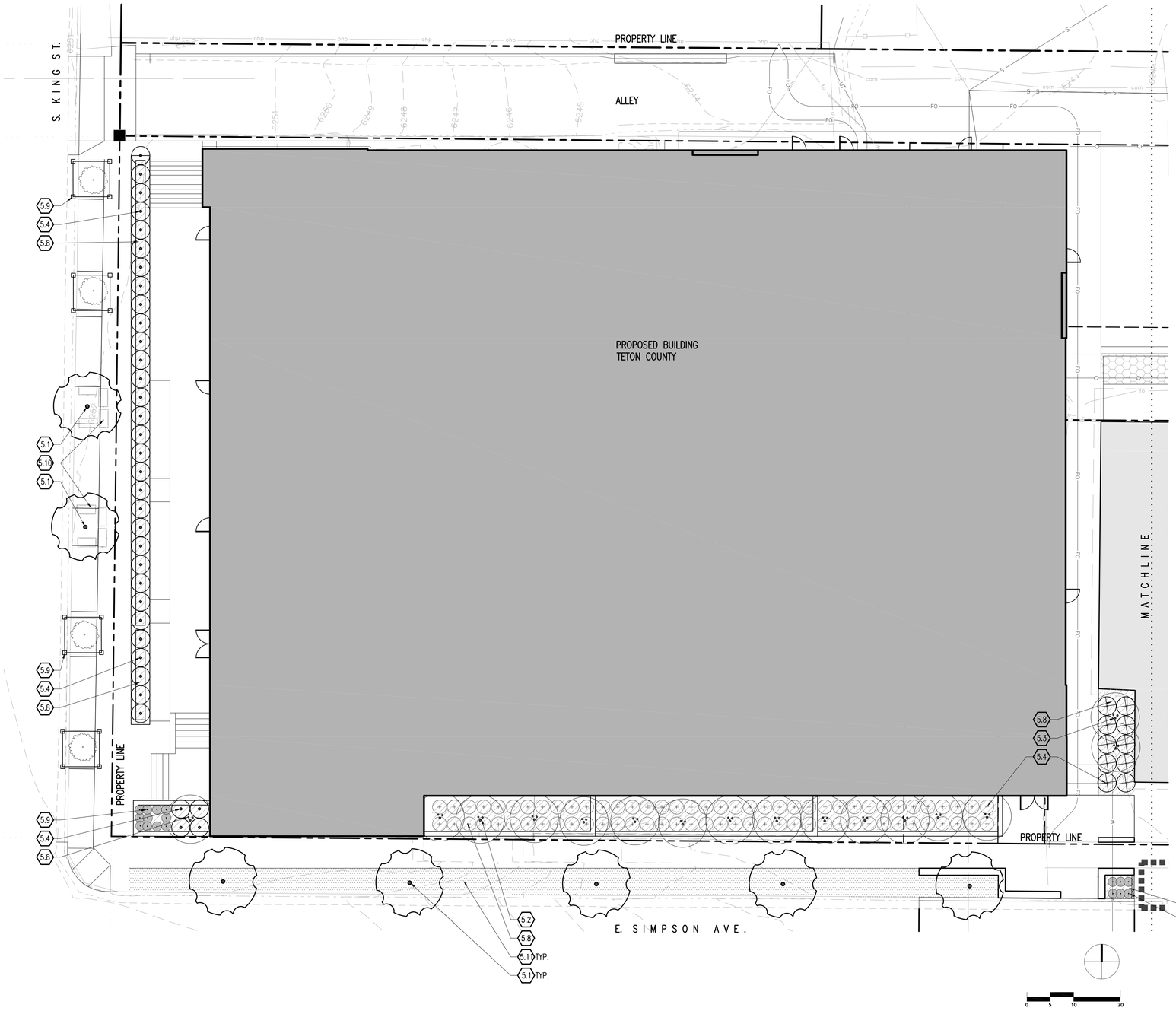
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ToJ: PRE-APPLICATION	26 JUNE, 2024
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SCHEMATIC DESIGN	06 DECEMBER 2024
ToJ: SKETCH PLAN	04 MARCH 2025
ToJ: SKETCH PLAN REV. 1	JUNE 12, 2025

Project Number:	24-031
Drawn By:	Author
Reviewed By:	Checker
Approved By:	Approver

Materials Plan

L-101

6/7/2021 11:03:31



PLANTING NOTES

1. A NUMBER OF BURIED UTILITY LINES ARE LOCATED WITHIN THE PROJECT LIMITS. THESE LINES MAY BE LESS THAN 24" BELOW THE EXISTING FINISH GRADE. HAND DIG IN THE VICINITY OF THESE LINES, AND NOTIFY ARCHITECT/OWNER IF THE LINES ARE EXPOSED PRIOR TO RE-BURYING.
2. STAKE ALL NEW TREE LOCATIONS BASED ON THESE PLANS. OBTAIN ARCHITECT'S , LANDSCAPE ARCHITECT, AND OWNER'S REP. APPROVAL OF LOCATIONS PRIOR TO PLANTING.
3. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS.
4. PLANT AND EDGING LAYOUT SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY ARCHITECT AT NO ADDITIONAL COST TO OWNER.
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7. ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS IN ACCORDANCE WITH SPECIFICATIONS.
8. ALL SHRUB AND GROUNDCOVER BEDS SHALL BE GRADED TO DRAIN WITH A MINIMUM 2% CROSS SLOPE.
9. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (NO WEED BARRIER FABRIC), 3" MIN. DEPTH, EXCEPT WHERE NOTED. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS TO BE MULCHED WITH WOOD MULCH, 2" DEPTH (NO WEED BARRIER FABRIC, UNLESS OTHERWISE NOTED) , RE: SPECS.

PLANTING KEY NOTES

0.0 MISC

0.1 SIGHT TRIANGLE, RE: CIVIL

5.0 LANDSCAPE

5.1 DECIDUOUS TREE, RE: 1/L-302 + 8/L-302
5.2 MULTI-STEM TREE IN PLANTER, RE: 2/L-302 + 6/L-302
5.3 MULTI-STEM TREE IN GROUND, RE: 2/L-302 + 8/L-302
5.4 SHRUB, RE: 3/L-302
5.5 PERENNIAL, RE: 54L-302
5.6 MINERAL MULCH OVER WEED BARRIER FABRIC, RE: SPECS
5.7 MINERAL MULCH TO MATCH EXISTING MULCH AT DETENTION POND OVER WEED BARRIER FABRIC
5.8 WOOD MULCH (NO WEED BARRIER,) RE: SPECS
5.9 TREE PROTECTION FENCE, RE: 5/L-302 + SPECS
5.10 SILVA CELL, RE: 5,/L301
5.11 SOD, RE: SPECS
5.12 LANDSCAPE EDGER, RE: 9/L-302

PLANTING SYMBOLS LEGEND

WOOD MULCH (NO WEED BARRIER,) RE: SPECS
MINERAL MULCH OVER WEED BARRIER FABRIC, RE: SPECS
MINERAL MULCH TO MATCH EXISTING DETENTION OVER WEED BARRIER FABRIC
SOD, RE: SPECS

PLANT LEGEND

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	DECIDUOUS TREES			
AFA	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2.5" CAL.	B&B, STAKE & GUY
PA	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	2.5" CAL.	B&B, STAKE & GUY
PT	POPULUS TREMULOIDES	QUAKING ASPEN	8'-10 CLUMP	B&B, STAKE & GUY
	DECIDUOUS SHRUBS			
CSA	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	5 GAL.	CONT.
LVC	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL.	CONT.
PFS	POTENTILLA FRUTICOSA 'SUTTER'S GOLD'	SUTTER'S GOLD POTENTILLA	5 GAL.	CONT.
RT	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GAL.	CONT.
SB	SYRINGA X BLOOMERANG	BLOOMERANG PURPLE LILAC	2 GAL.	CONT.
	GRASSES/PERENNIALS/VINES			
AMT	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL.	CONT.
BGB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRAMA GRASS	1 GAL.	CONT.
CKF	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	CONT.
HS	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1 GAL.	CONT.
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SSB	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	1 GAL.	CONT.
VM	VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINCKLE	1 GAL.	CONT.

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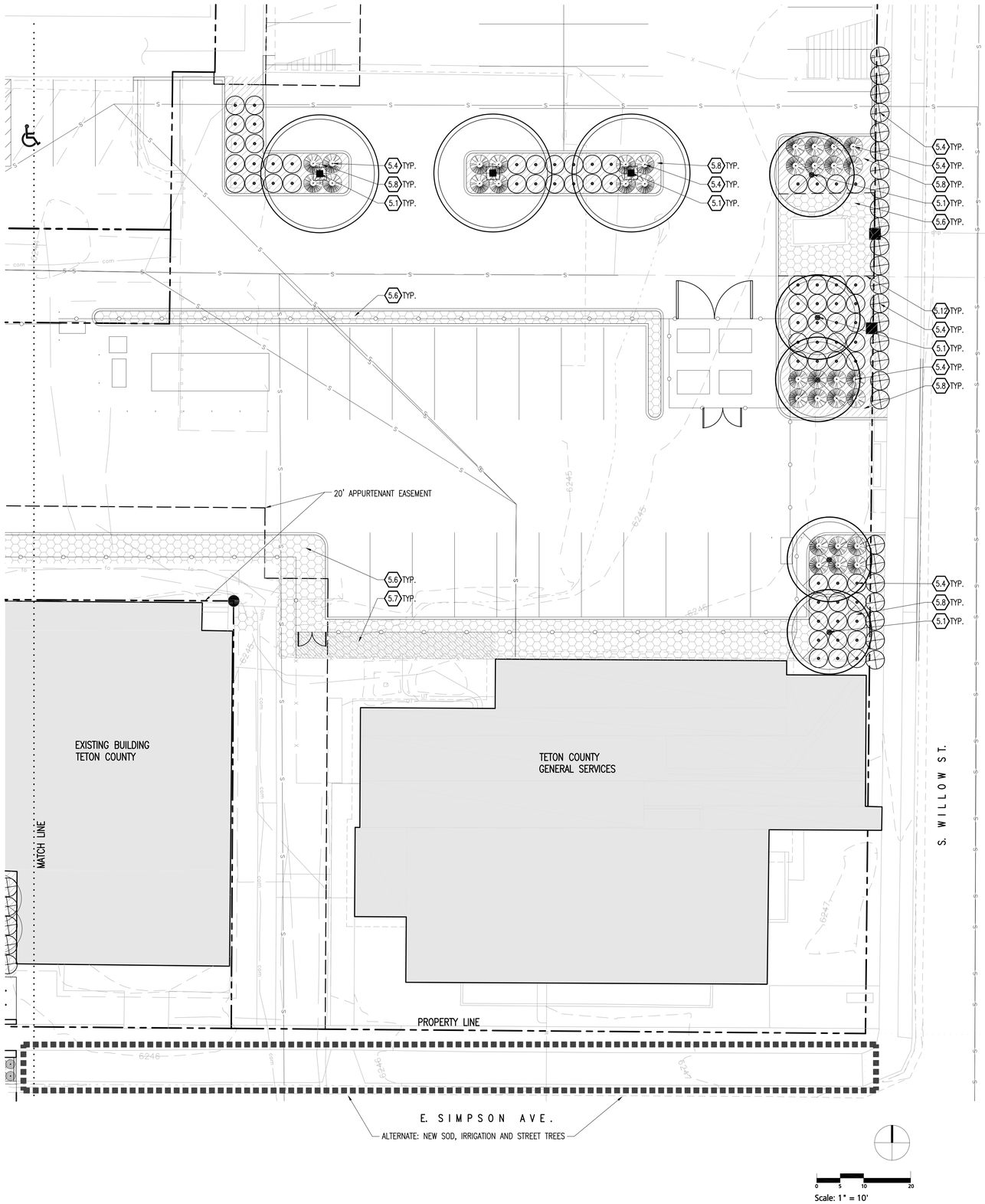
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Project Number:	24-031
Drawn By:	Author
Reviewed By:	Checker
Approved By:	Approver

Landscape Plan

L-201

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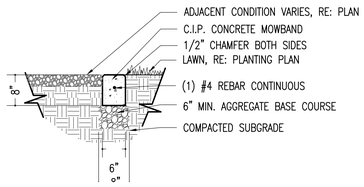
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Approved By:	Approver

Landscape Plan

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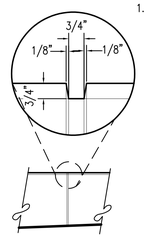
NOTE:
1. FINISH ON CURB TO BE LIGHT BROOM FINISH, BRUSH ALONG LENGTH OF CURB.
2. CONTROL JOINTS TO BE 10' O.C. MAX.



5 CONCRETE MOWBAND

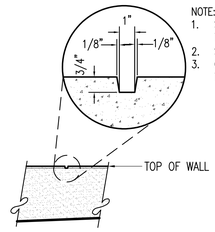
3/4" = 1'-0"

CONTROL JOINT NOTE:
1. JOINT/REVEAL ALONG ALL VERTICAL AND TOP SURFACE WALL FACES.



A. CURB/WALL CONTROL JOINT SECTION

NOTE:
1. SKATEBOARD DETERRENT GROOVES TO BE CAST INTO TOP OF WALLS WHERE INDICATED ON PLANS.
2. SPACE GROOVES +/- 36" APART.
3. ON CURVING WALLS, INSTALL GROOVES PERPENDICULAR TO WALL EDGE.

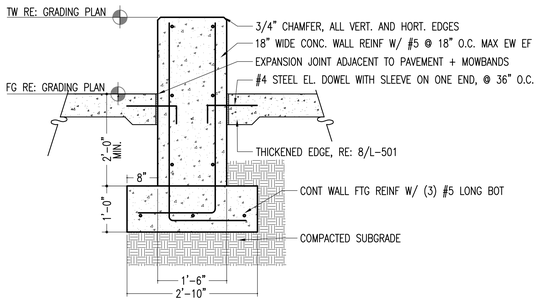


B. WALL SKATE BOARD DETERRENT

2 WALL JOINT AND WALL SKATE BOARD DETERRENT

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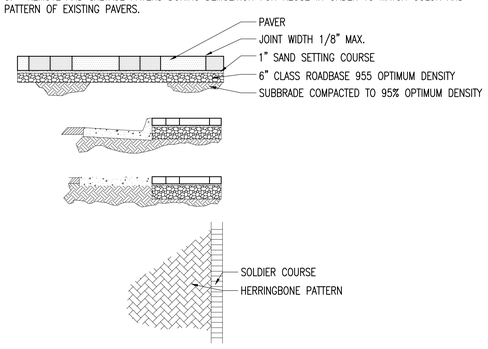
NOTES:
1. FINISH SHALL BE SMOOTH AS-CAST (NO RUBBED OR SKIM COAT) VERTICAL SURFACES, SMOOTH FLOAT FINISH HORIZONTAL SURFACES.



3 CIP SEAT WALL

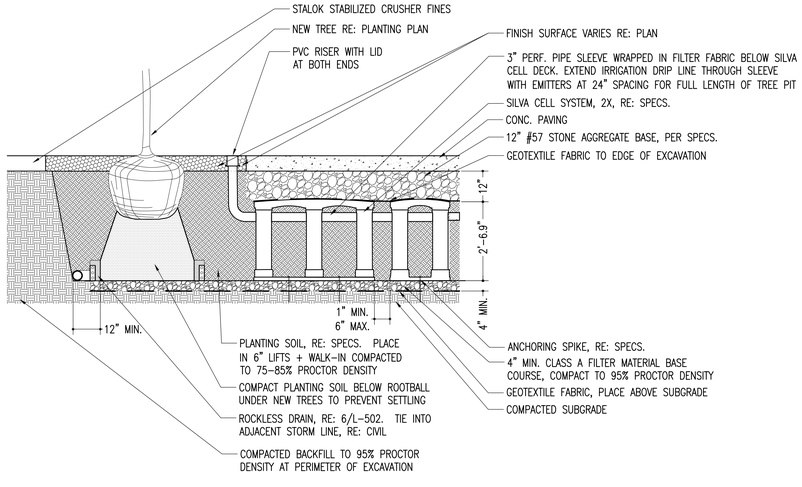
SCALE: 3/4" = 1' - 0"

NOTES:
1. CONCRETE EDGE TREATMENTS INCLUDE CURB AND GUTTER, GUTTER PAN AND CONCRETE BANDS. CONCRETE SHALL BE REINFORCED WITH FIBROUS CONCRETE REINFORCING AT THE RATE OF 1.5 LB/CY.
2. PAVERS, ASPHALT OR OTHER HARD PAVING SURFACES SHALL BE FLUSH WITH THE TOP OF CONCRETE EDGES. PLATING AND GRASS AREAS SHALL BE 1" BELOW TOP OF CONCRETE EDGES.
3. BASE AND SUBGRADE COMPACTION TO BE 95% OPTIMUM DENSITY.
4. UNIT PAVERS AND EDGE TREATMENTS SHALL BE APPROVED BY THE TOWN'S PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.
5. REMOVE AND SALVAGE PAVERS DURING DEMOLITION FOR REUSE IN ORDER TO MATCH COLOR AND PATTERN OF EXISTING PAVERS.

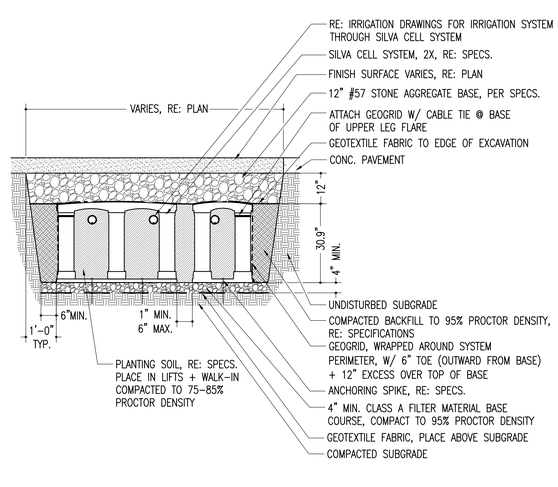


4 TOWN OF JACKSON PAVER

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SECTION A



SECTION B

5 SOIL CELLS (SILVA CELLS) - SECTION

1/2" = 1'-0"

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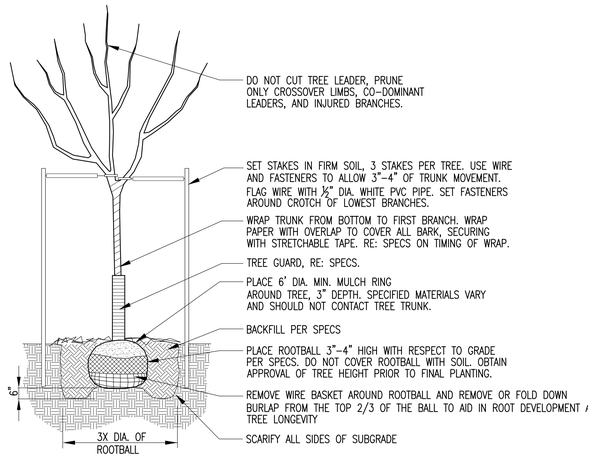
Wember
7350 E Progress Pl #100
Greenwood Village, COO 80111
303 378 4130

Issue	Date
ToJ: PRE-APPLICATION	26 JUNE, 2024
CONCEPT PRICING PACKAGE	11 JULY 2024
SCHEMATIC DESIGN	06 DECEMBER 2024
ToJ: SKETCH PLAN	04 MARCH 2025
ToJ: SKETCH PLAN REV. 1	JUNE 12, 2025

Project Number:	24-031
Drawn By:	Author
Reviewed By:	Checker
Approved By:	Approver

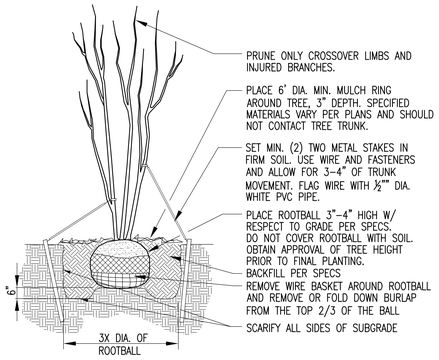
Landscape Details

L-301



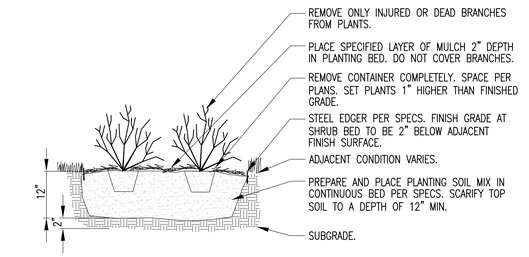
1 DECIDUOUS TREE PLANTING

NTS



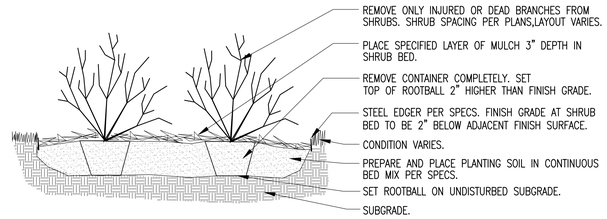
2 MULTI-STEM TREE PLANTING

NTS



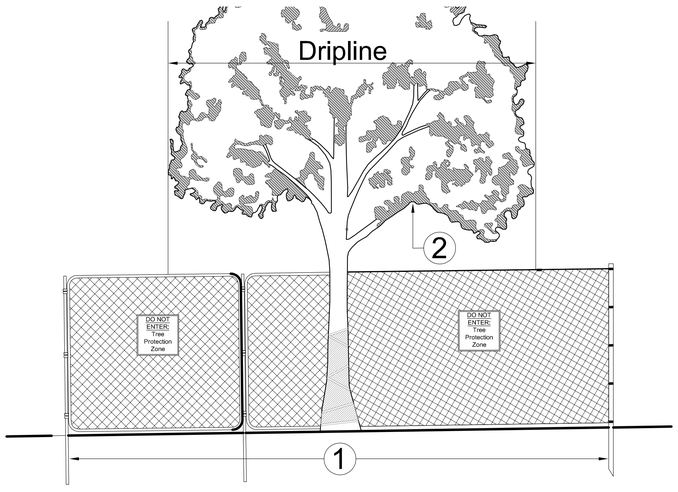
3 SHRUB PLANTING

NTS



4 PERENNIAL PLANTING

NTS



Any work in these areas must have written approval of OCF prior to commencement of activity. Contact OCF for instruction.

Area 1: Tree Protection Zone and Critical Root Zone Protection
The Tree Protection Zone (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.

A. Min 6' in height steel chain link fence is required unless otherwise approved by the Office of the City Forester (OCF). Steel chain link fence panels or rolls are acceptable.
   1. When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag.
   2. Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all times.
   3. "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of City Forester; maintain in the location and condition in which approved.
   4. TPZ, including signage, shall be maintained in the location and condition in which approved.

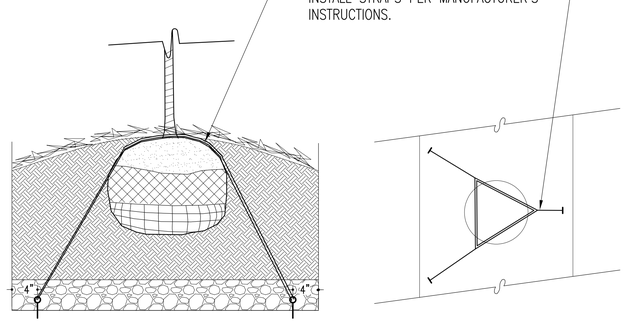
The Critical Root Zone (CRZ) shall be equal to one foot radially from the tree for every one inch of trunk diameter at breast height.

Area 2: Canopy Protection
Contact OCF if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

Notes
1. OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.
2. After TPZ is approved;
   A. TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by OCF.
   B. Entrance/access to the TPZ is not permitted without prior written approval from the OCF.
   C. No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the OCF.
3. While TPZ fencing is in place, trees shall be deep-root watered at an interval of once every two weeks when temperatures are at or above 40 degrees F. Trees shall be watered at the rate of twenty-five (25) gallons per inch DBH. OCF may ask for proof of watering.
4. Violation of TPZ or damage to protected trees is subject to penalty per City Ordinance.

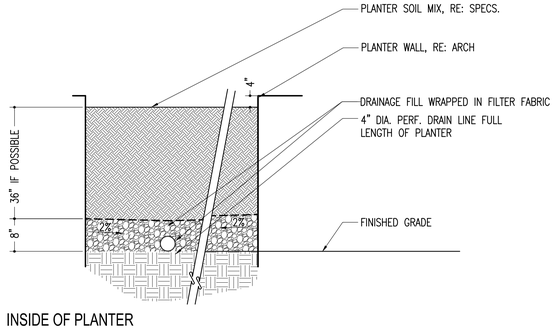
5 TREE PROTECTION FENCE

NTS



6 PLANTER TREE STRAP

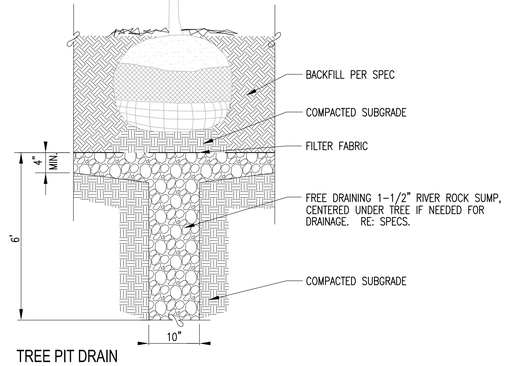
NTS



7 INSIDE OF PLANTER

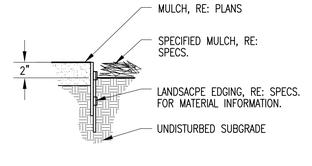
1/2" = 1'-0"

NOTE:
1. PROVIDE UNIT COST PER TREE TO OWNER FOR SUMP.
RE: SPECS FOR CIRCUMSTANCES REQUIRING INSTALLATION.



8 TREE PIT DRAIN

NTS



9 LANDSCAPE EDGER

NTS

6/7/2021 11:03:31

AndersonMasonDale Architects

TETON COUNTY JUSTICE CENTER

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Jackson, WY 83001

24-031

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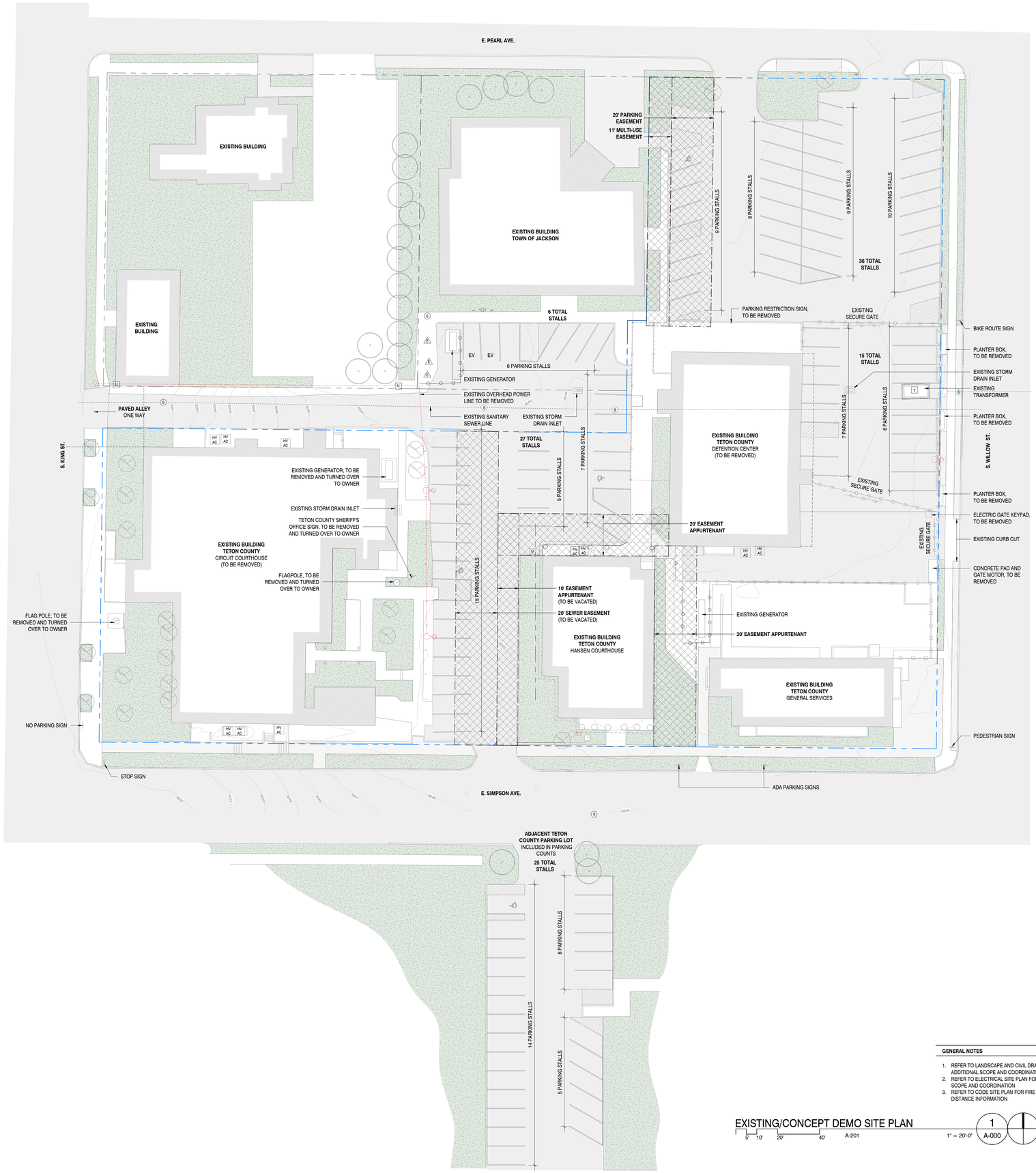
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ToJ: SKETCH PLAN REV. 1	JUNE 12, 2025

Project Number:	24-031
Drawn By:	Author
Reviewed By:	Checker
Approved By:	Approver

Site Details

L-302



EXISTING/CONCEPT DEMO SITE PLAN

5' 10' 20' 40' A-201 1" = 20'-0" 1 A-000

GENERAL NOTES

1. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL SCOPE AND COORDINATION
2. REFER TO ELECTRICAL SITE PLAN FOR ADDITIONAL SCOPE AND COORDINATION
3. REFER TO CODE SITE PLAN FOR FIRE SEPARATION DISTANCE INFORMATION

ZONING | 4.2.1 PUBLIC / SEMI-PUBLIC - TOWN (P/SP-ToJ)

1. STRUCTURE LOCATION AND MASS
- A. LSR (MIN): N/A
- B. LOT COVERAGE (MAX): N/A
- C. STREET SETBACK (MIN): N/A
- D. SIDE SETBACK (MIN): N/A
- E. REAR SETBACK (MIN): N/A
- F. HEIGHT (MAX): N/A
- G. STORIES (MAX): N/A
- H. STORIES (LO) (MAX): N/A
- I. FAR (MAX): N/A

2. MAXIMUM SCALE OF DEVELOPMENT: N/A

3. BUILDING DESIGN
NON-RESIDENTIAL BUILDING DESIGN GUIDELINES (DIV.5.8)
- North Half of Lot 2 in "Downtown Design Area 2

4. SITE DEVELOPMENT: N/A
5. LANDSCAPING (DIV. 5.5): N/A
6. FENCING: N/A
7. ENVIRONMENTAL STANDARDS
NATURAL RESOURCE BUFFERS
- CACHE CREEK 20': N/A
- FLAT CREEK NORTH OF HANSEN AVE. 25': N/A
- FLAT CREEK SOUTH OF HANSEN AVE. 50': N/A
- WETLAND 30':

IRRIGATION DITCH SETBACK (MIN) (7.7.4.D): N/A
NATURAL RESOURCE OVERLAY (NRO) (SEC 5.2.1) N/A

8. SCENIC STANDARDS
EXTERIOR LIGHTING
- LIGHT TRESPASS PROHIBITED
- LIGHTS OVER 600 INITIAL LUMENS FULLY SHIELDED
- LUMENS PER SF OF DEV. (MAX): 3 LUMENS
- LUMEN PER SITE (MAX):
- ALL FIXTURES: 100,000 LUMENS
- UNSHIELDED FIXTURES: 5,500 LUMENS
- LIGHT COLOR: ≤3000 KELVIN

9. NATURAL HAZARDS TO AVOID
PROJECT IS **NOT** LOCATED WITH:
- STEEP SLOPES (LOT AVERAGE CROSS-SLOPE ≥ 10%)
- AREAS OF UNSTABLE SOILS
- FAULT AREAS
- FLOODPLAIN
- WILDLAND URBAN INTERFACE

10. SIGNS (DIV. 5.6): N/A

11. GRADING, EROSION CONTROL, STORMWATER
GRADING (SEC. 5.7.2)
EROSION CONTROL (SEC. 5.7.3.)
- EROSION SHALL BE CONTROLLED AT ALL TIMES
- STORM WATER MANAGEMENT (SEC. 5.7.4)
- NO INCREASE IN PEAK FLOW RATE OR VELOCITY ACROSS PROPERTY LINES

12. REQUIRED PHYSICAL DEVELOPMENT PERMITS
- SKETCH PLAN (SEC. 8.3.2)
- DEVELOPMENT PLAN (SEC 8.3.3)
- BUILDING PERMIT (SEC 8.3.4.
- DRC REVIEW (SEC 8.2.6)

PARKING REQUIREMENTS (TABLE 4-5)
INSTITUTIONAL & ASSEMBLY USES (COURTS, INSTITUTIONAL OFFICES, DETENTION CENTER)

RATIO: INDEPENDENT CALCULATION BASED ON EXISTING USE

EXISTING ON-SITE PARKING COUNT
105 STANDARD STALLS
4 ACCESSIBLE STALLS
109 TOTAL STALLS
SHARED TOWN & COUNTY LOT: 36 STALLS
INCLUDING TOJ PARKING EASEMENT: 9 STALLS
TOWN LOT: 6 STALLS
TETON COUNTY LOTS: 67 STALLS

PROPOSED ON-SITE PARKING COUNT
115 STANDARD STALLS
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TOTAL PROPERTY PARKING INCREASED BY **11 STALLS**.

NO ANTICIPATED CHANGE OF USE OR DEMAND

EVSE REQUIREMENTS (DIV 6.2.2)
USE: OTHER NON RESIDENTIAL
- EVSE CAPABLE: 30% **36 STALLS**
- EVSE INSTALLED: 5% **6 STALLS**

LEGEND
- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING EASEMENTS
- EXISTING SANITARY SEWER LINE
- (S) SEWER MANHOLE
- (E) ELECTRIC TRANSFORMER
- (U) UTILITY VAULT
- (T) TELEPHONE BOX
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- SITE LIGHT POLE
- OVERHEAD POLE
- PROPOSED BUILDING ENTRY/EXIT
- SNOW STORAGE

WORK NOTES

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3198 SPEER BOULEVARD
DENVER, COLORADO 80211
303.294.9448
AMDARCHITECTS.COM

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24-031

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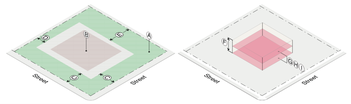
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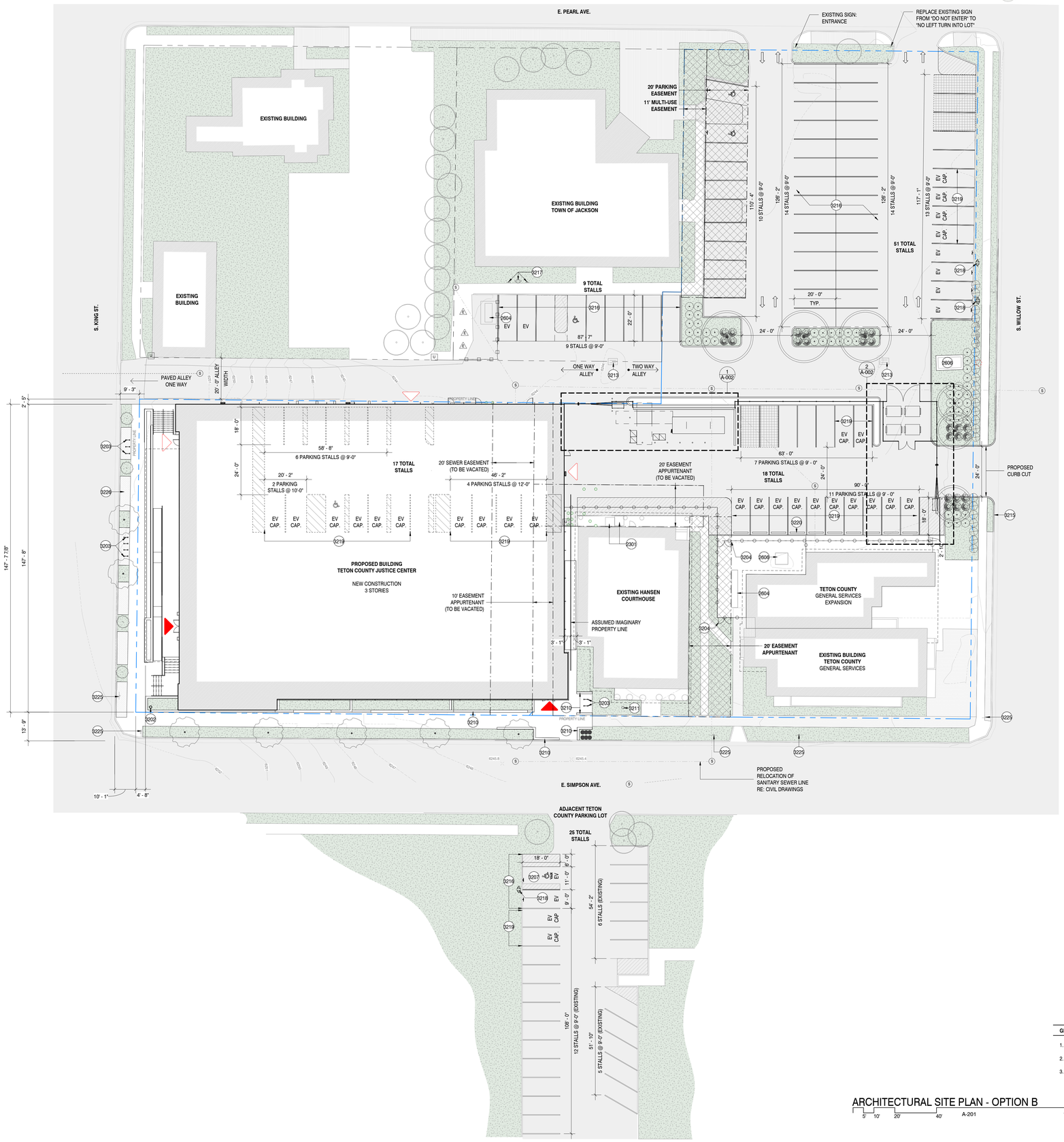
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EXISTING/CONCEPT DEMO SITE PLAN

A-000

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ARCHITECTURAL SITE PLAN - OPTION B

5' 10' 20' 40' A-201 — 1" = 20'-0" — 1 / A-001

GENERAL NOTES

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- E. REAR SETBACK (MIN): N/A
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- H. STORIES (LO) (MAX): N/A
- I. FAR (MAX): N/A

2. MAXIMUM SCALE OF DEVELOPMENT: N/A

3. BUILDING DESIGN
NON-RESIDENTIAL BUILDING DESIGN GUIDELINES (DIV.5.8)
- North Half of Lot 2 in "Downtown Design Area 2

4. SITE DEVELOPMENT: N/A
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- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- SITE LIGHT POLE
- OVERHEAD POLE
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- SNOW STORAGE

WORK NOTES

2301	EXISTING MECHANICAL UNIT TO REMAIN
2604	EXISTING GENERATOR TO REMAIN
2606	EXISTING TRANSFORMER TO REMAIN
3202	FLAG POLE
3203	BIKE RACKS, RE: LANDSCAPE
3204	GATE AT CHAIN LINK FENCE
3207	ACCESSIBLE PARKING SPACE AND SIGNAGE
3210	BOARD FORM CIP CONCRETE SITE WALL
3211	EXISTING FLAG POLE TO REMAIN
3213	EXISTING STORM DRAIN INLET, RE: CIVIL
3215	INFILL CURB AND GUTTER AT CURB CUT, RE: CIVIL
3216	RE-STRIPE PARKING STALLS AT EXISTING PARKING LOT, RE: PLANS FOR STALL DIMENSIONS
3217	EXISTING ELECTRIC VEHICLE CHARGING STATION, AND ASSOCIATED PARKING SIGN
3218	ELECTRIC VEHICLE CHARGING STATION, AND ASSOCIATED PARKING SIGNS
3219	ELECTRIC VEHICLE CHARGING STATION CAPABLE. PROVIDE CONDUIT ROUTE TO PARKING STALL. RE: ELEC
3220	WHEEL STOP
3225	EXISTING STREET SIGN
3226	BRICK PAVING, RE: LANDSCAPE

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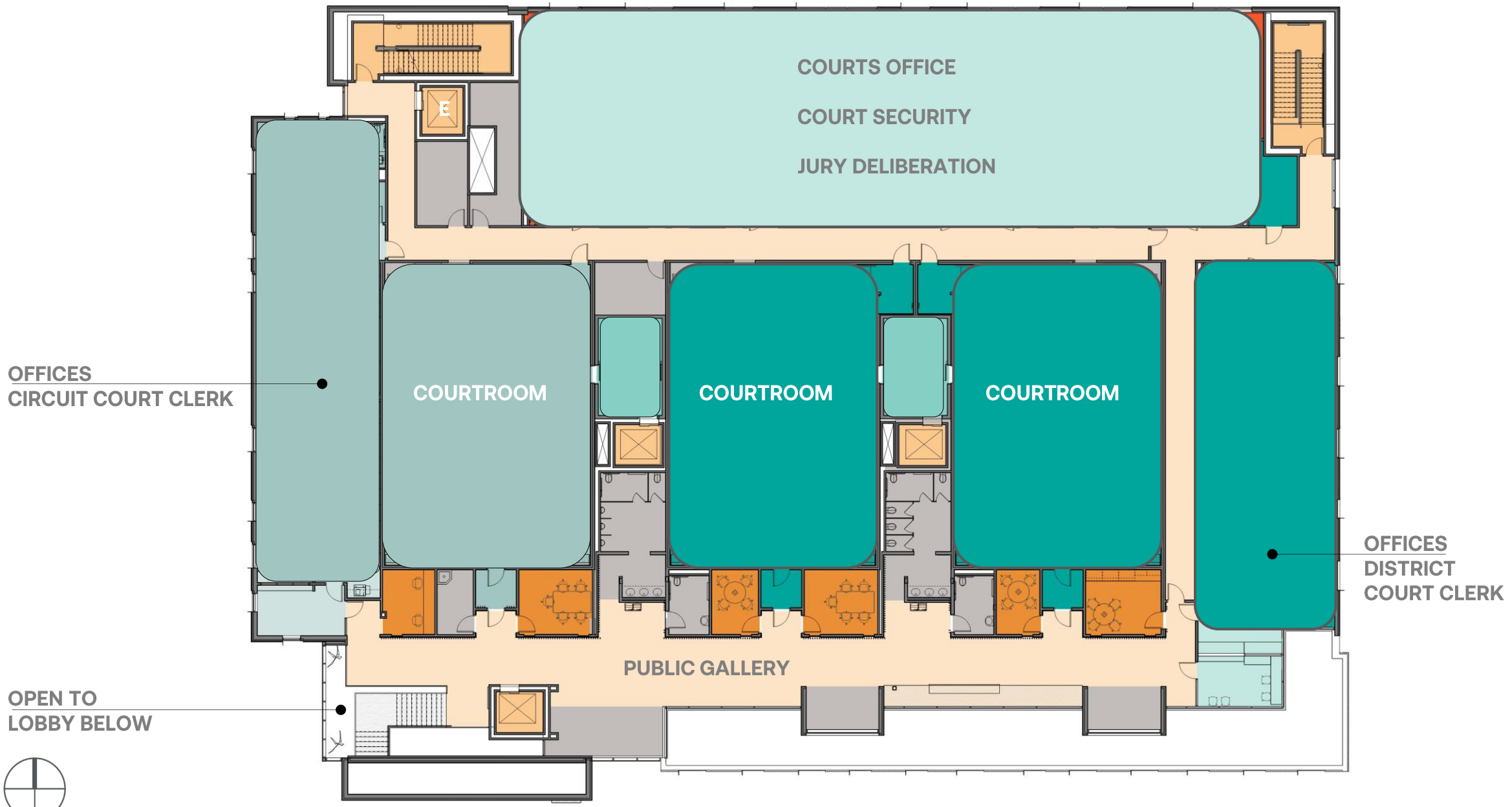
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ToJ: SKETCH PLAN REV. 1	JUNE 12, 2025

ARCHITECTURAL SITE PLAN

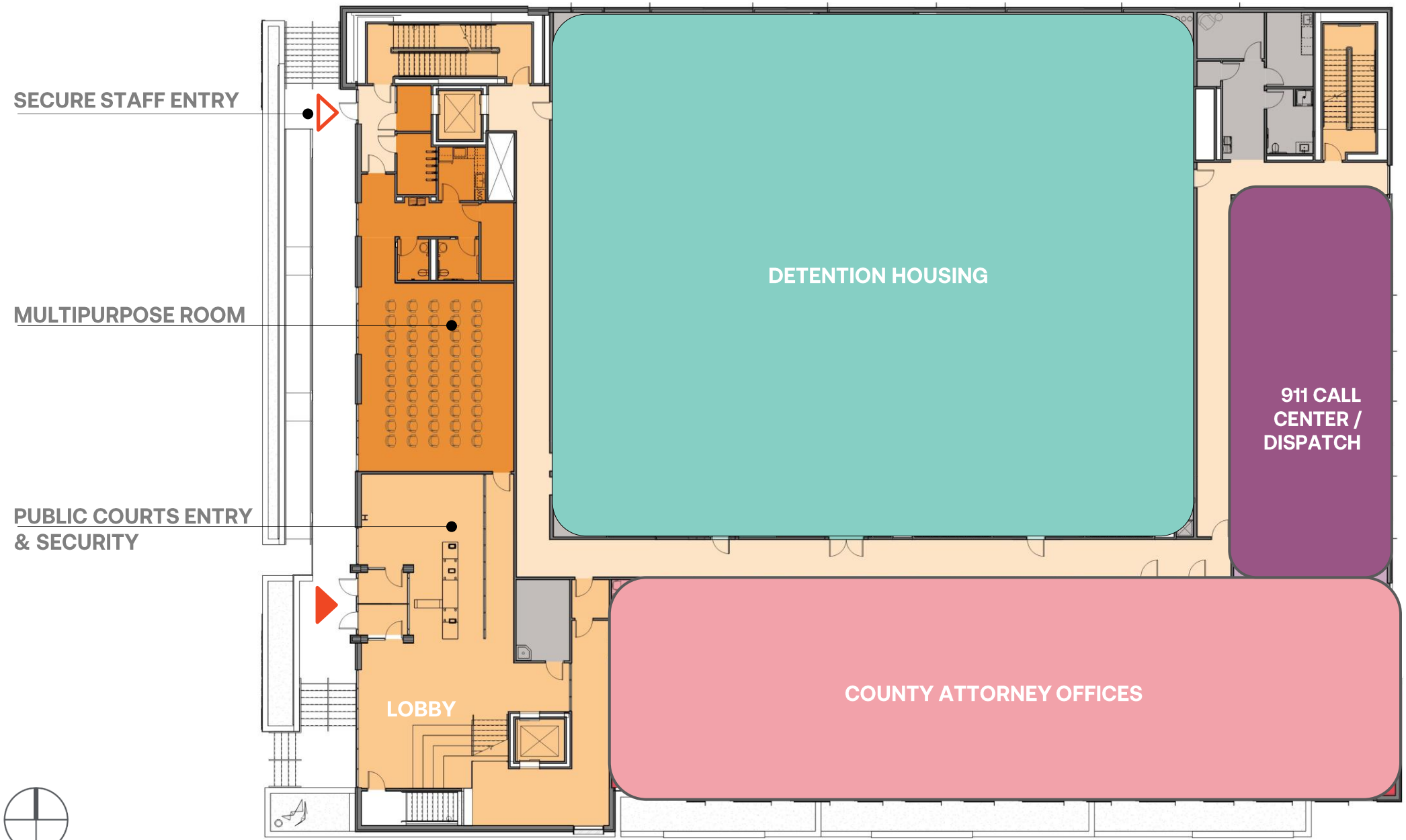
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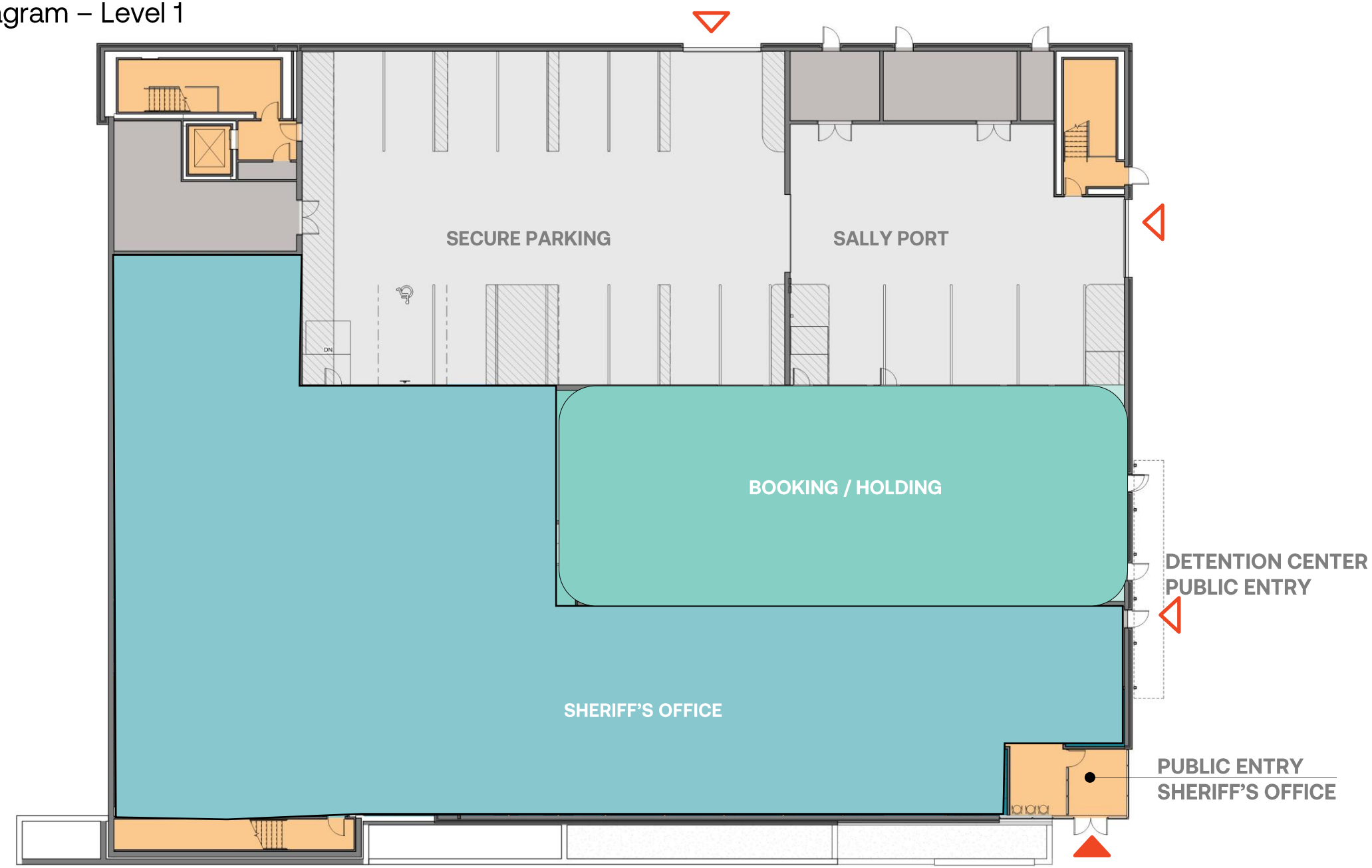
Program Plan Diagram – Level 3



Program Plan Diagram – Level 2

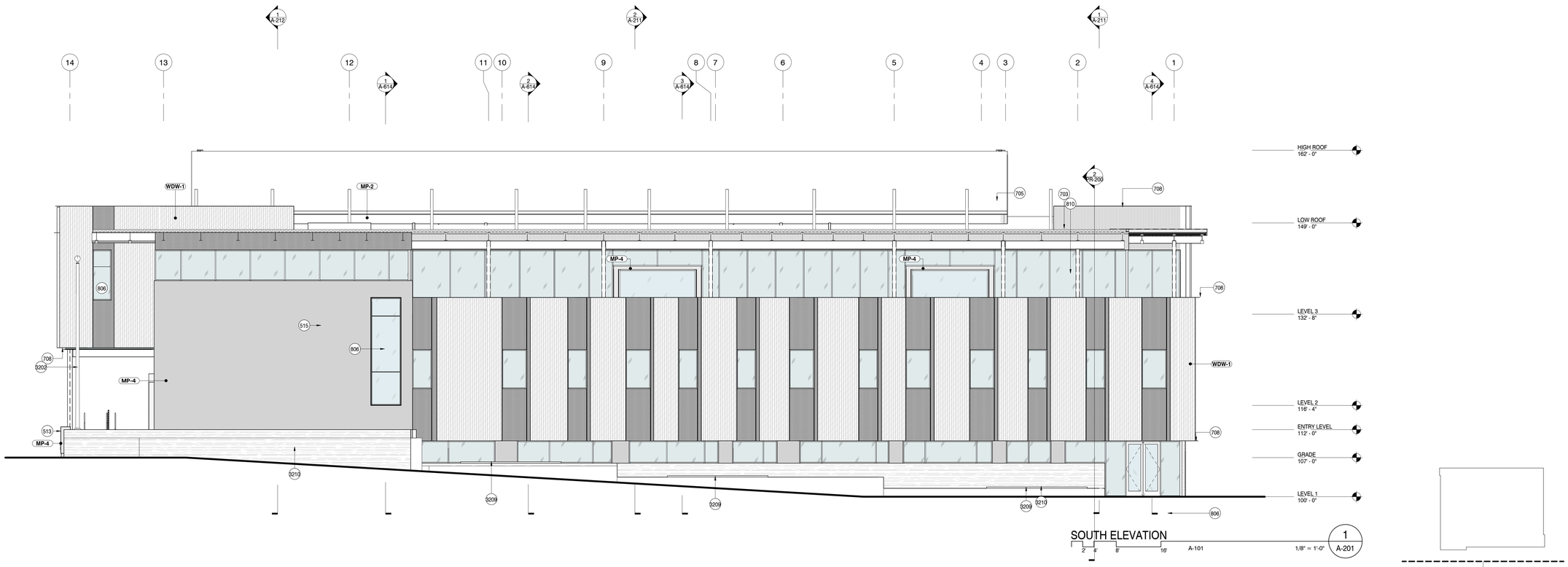


Program Plan Diagram – Level 1









6/9/2025 11:05:59 AM

WORK NOTES

513	HOT ROLLED STEEL BUILDING IDENTITY SIGN
515	STEEL PLATE TRIM AT CURTAINWALL OPENING
703	ROOF EDGE, METAL GRAVEL STOP DETAIL
705	GUTTER AND RAIN LEADER TO LOW ROOF
708	STEEL PLATE AND METAL COPING DETAIL
806	GLAZED ALUMINUM CURTAINWALL ASSEMBLY
810	GLAZED ALUMINUM STOREFRONT ASSEMBLY
3202	FLAG POLE
3209	WOOD BOARD SEAT AT SITE WALL
3210	BOARD FORM CIP CONCRETE SITE WALL

LEGEND

BRK-1	BRICK UNIT MASONRY VENEER
TR-1	FLAT TERRA COTTA PANEL
BRK-1	ALTERNATE - ANCHORED STONE VENEER
TR-2	FLUTED TERRA COTTA PANEL
BRK-1	ALTERNATE - ANCHORED STONE VENEER
WDW-1	WOOD LOOK ALUMINUM SIDING ALTERNATE - THERMALLY MODIFIED T&G WOOD SIDING
MP-1	METAL PANEL - DARK
MP-2	METAL PANEL - LIGHT
MP-3	PERFORATED METAL PANEL
MP-4	BLACKENED HOT ROLLED STEEL

GENERAL NOTES

1. RE: PPD FOR MATERIAL QUALITY AND BASIS OF DESIGN MATERIALS / PRODUCTS
2. RE: PPD FOR DESCRIPTION OF SILLS, COPINGS, FLASHING, AND TRIM

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24-031

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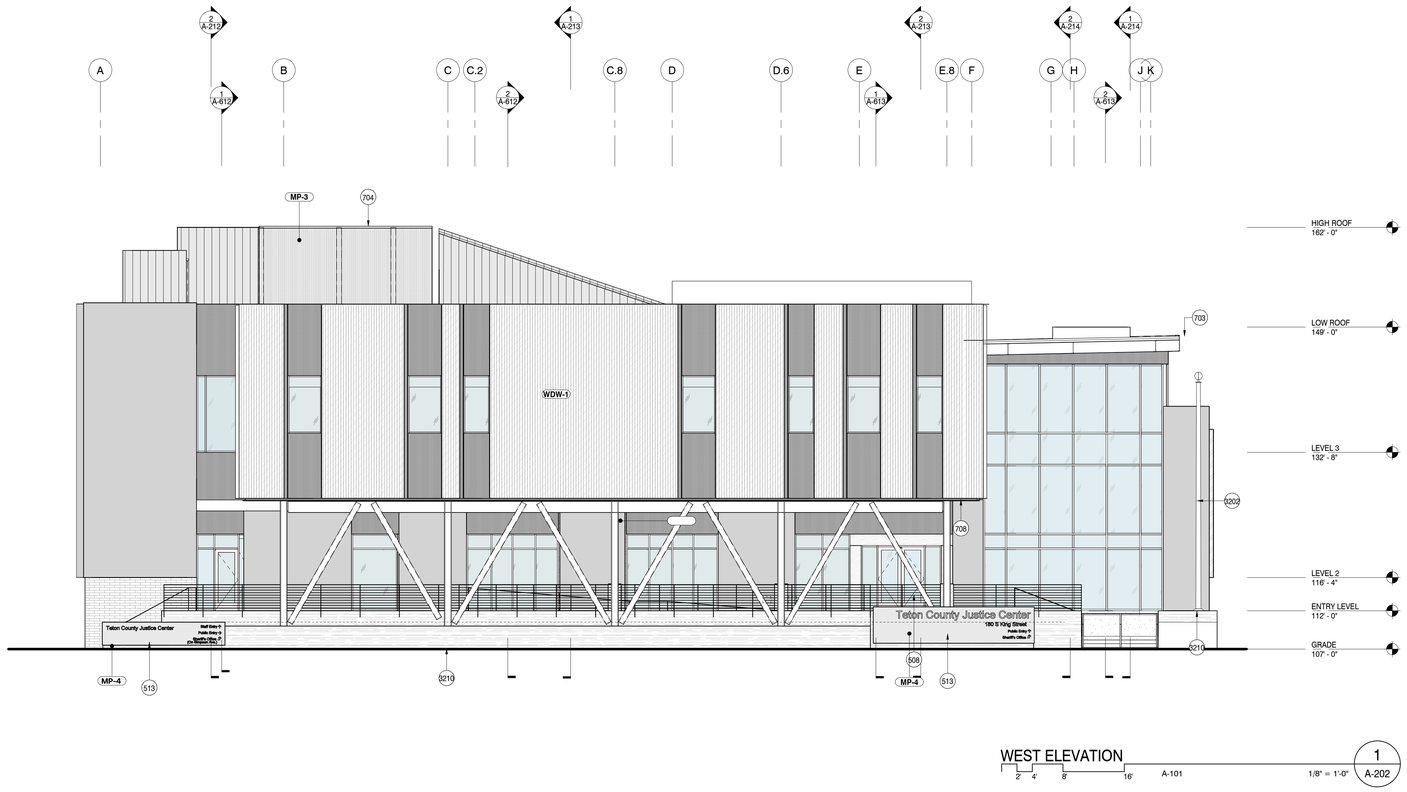
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EXTERIOR ELEVATION - SOUTH

A-201







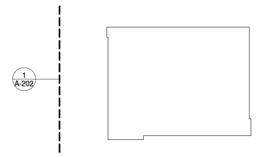
WEST ELEVATION

2' 4' 8' 16'

A-101

1/8" = 1'-0"

1 A-202



6/9/2025 11:05:59 AM

WORK NOTES

508	DECORATIVE METAL GUARDRAIL
513	HOT ROLLED STEEL BUILDING IDENTITY SIGN
703	ROOF EDGE, METAL GRAVEL STOP DETAIL
704	METAL COPING
708	STEEL PLATE AND METAL COPING DETAIL
3202	FLAG POLE
3210	BOARD FORM CIP CONCRETE SITE WALL

LEGEND

BRK-1	BRICK UNIT MASONRY VENEER
TR-1	FLAT TERRA COTTA PANEL
BRK-1	ALTERNATE - ANCHORED STONE VENEER
TR-2	FLUTED TERRA COTTA PANEL
BRK-1	ALTERNATE - ANCHORED STONE VENEER
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MP-1	METAL PANEL - DARK
MP-2	METAL PANEL - LIGHT
MP-3	PERFORATED METAL PANEL
MP-4	BLACKENED HOT ROLLED STEEL

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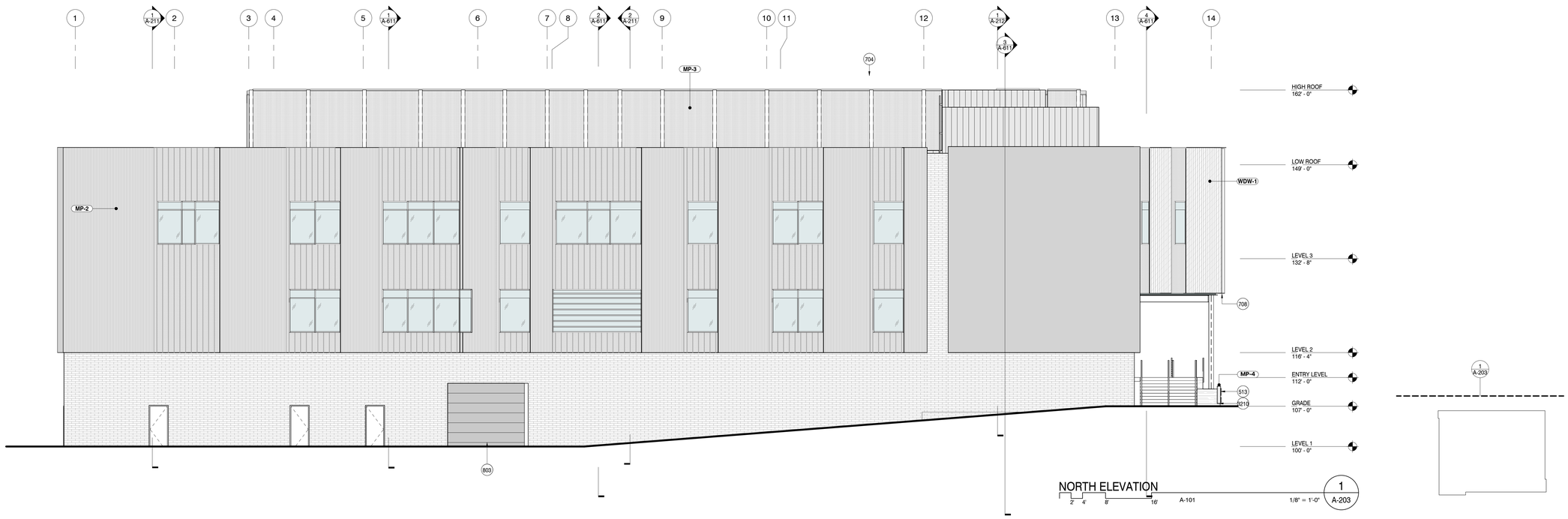
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EXTERIOR ELEVATION - WEST

A-202







WORK NOTES

513	HOT ROLLED STEEL BUILDING IDENTITY SIGN
704	METAL COPING
708	STEEL PLATE AND METAL COPING DETAIL
803	AUTOMATIC OVERHEAD COILING DOOR
3210	BOARD FORM CIP CONCRETE SITE WALL

LEGEND

BRK-1	BRICK UNIT MASONRY VENEER
TR-1	FLAT TERRA COTTA PANEL
BRK-1	ALTERNATE - ANCHORED STONE VENEER
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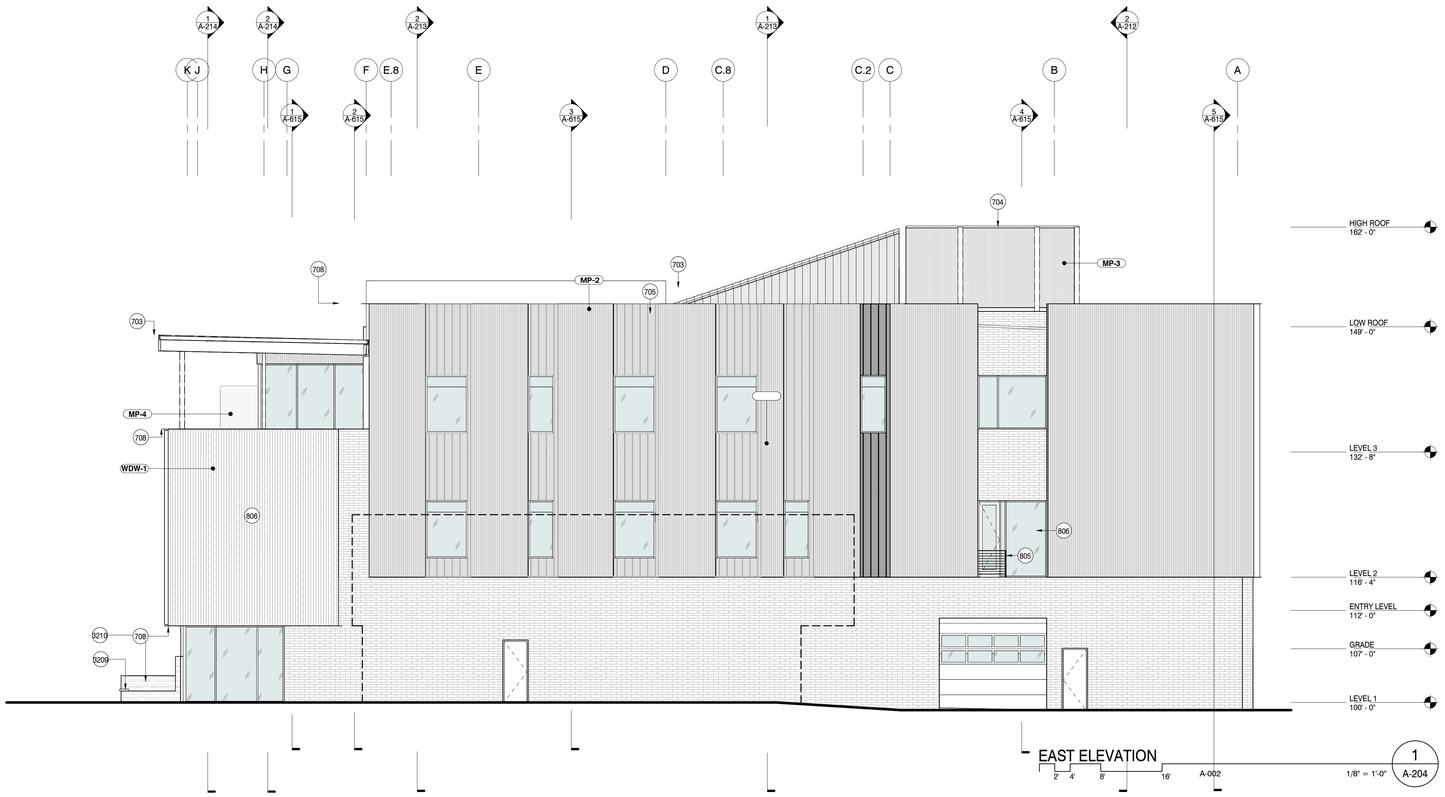
EXTERIOR ELEVATION - NORTH

A-203

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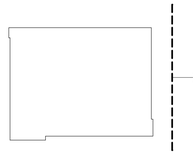
EAST ELEVATION

2' 4' 8' 16'

A-002

1/8" = 1'-0"

1 A-204



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WORK NOTES

703	ROOF EDGE, METAL GRAVEL STOP DETAIL
704	METAL COPING
705	GUTTER AND RAIN LEADER TO LOW ROOF
708	STEEL PLATE AND METAL COPING DETAIL
805	JULIET BALCONY, METAL GUARDRAIL AND DOOR
806	GLAZED ALUMINUM CURTAINWALL ASSEMBLY
3209	WOOD BOARD SEAT AT SITE WALL
3210	BOARD FORM CIP CONCRETE SITE WALL

LEGEND

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BRK-1	ALTERNATE - ANCHORED STONE VENEER
TR-2	FLUTED TERRA COTTA PANEL
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MP-1	METAL PANEL - DARK
MP-2	METAL PANEL - LIGHT
MP-3	PERFORATED METAL PANEL
MP-4	BLACKENED HOT ROLLED STEEL

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2. RE: PPD FOR DESCRIPTION OF SILLS, COPINGS, FLASHING, AND TRIM

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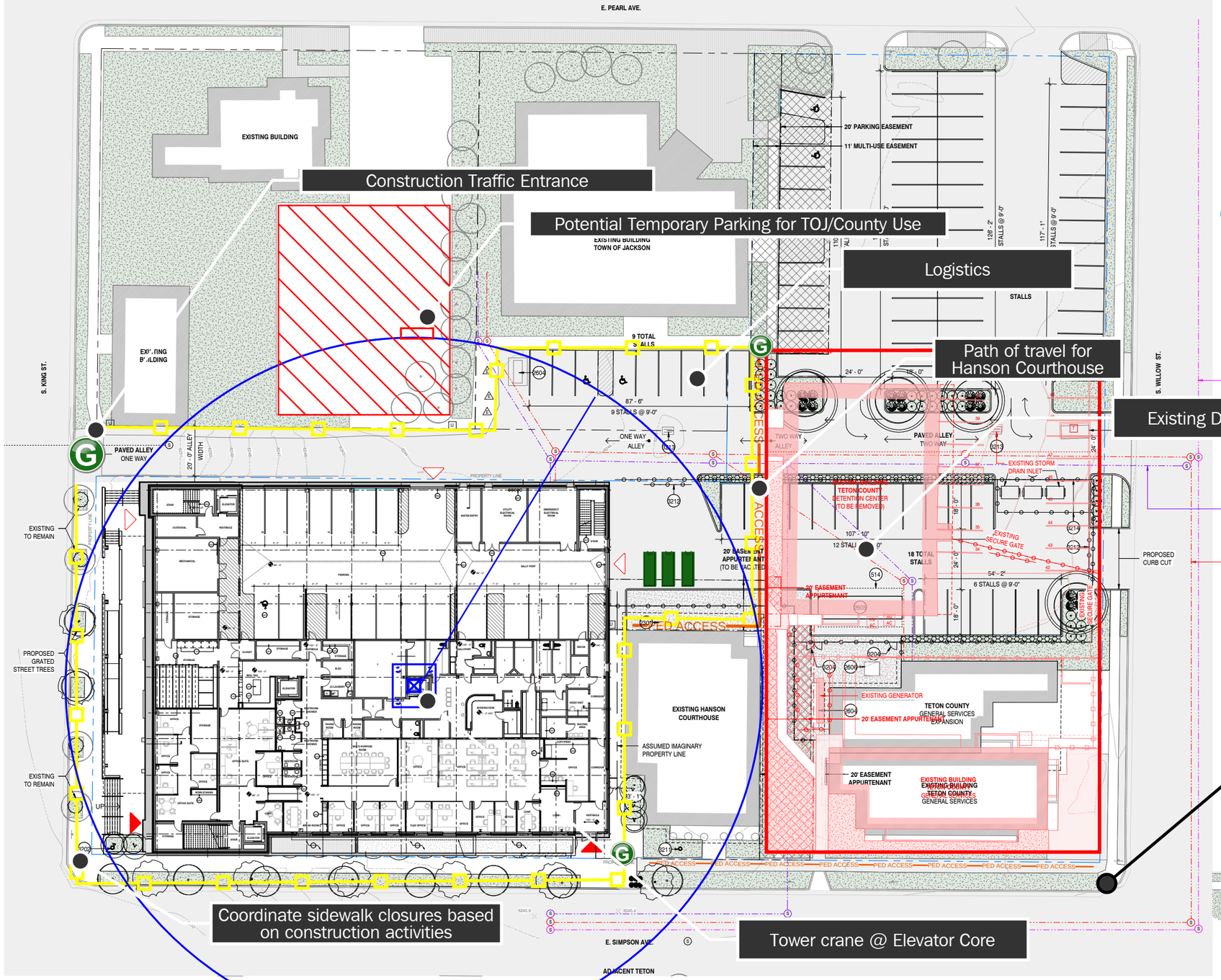
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EXTERIOR ELEVATION - EAST

A-204



PHASE 1: DEMOLITION OF EXISTING COURTHOUSE

PHASE 2 : CONSTRUCTION OF NEW TETON COUNTY COURTHOUSE

DPR CONSTRUCTION

Legend

- Site Fencing
- Dumpsters
- Gate

Notes

Contractor Parking Offsite

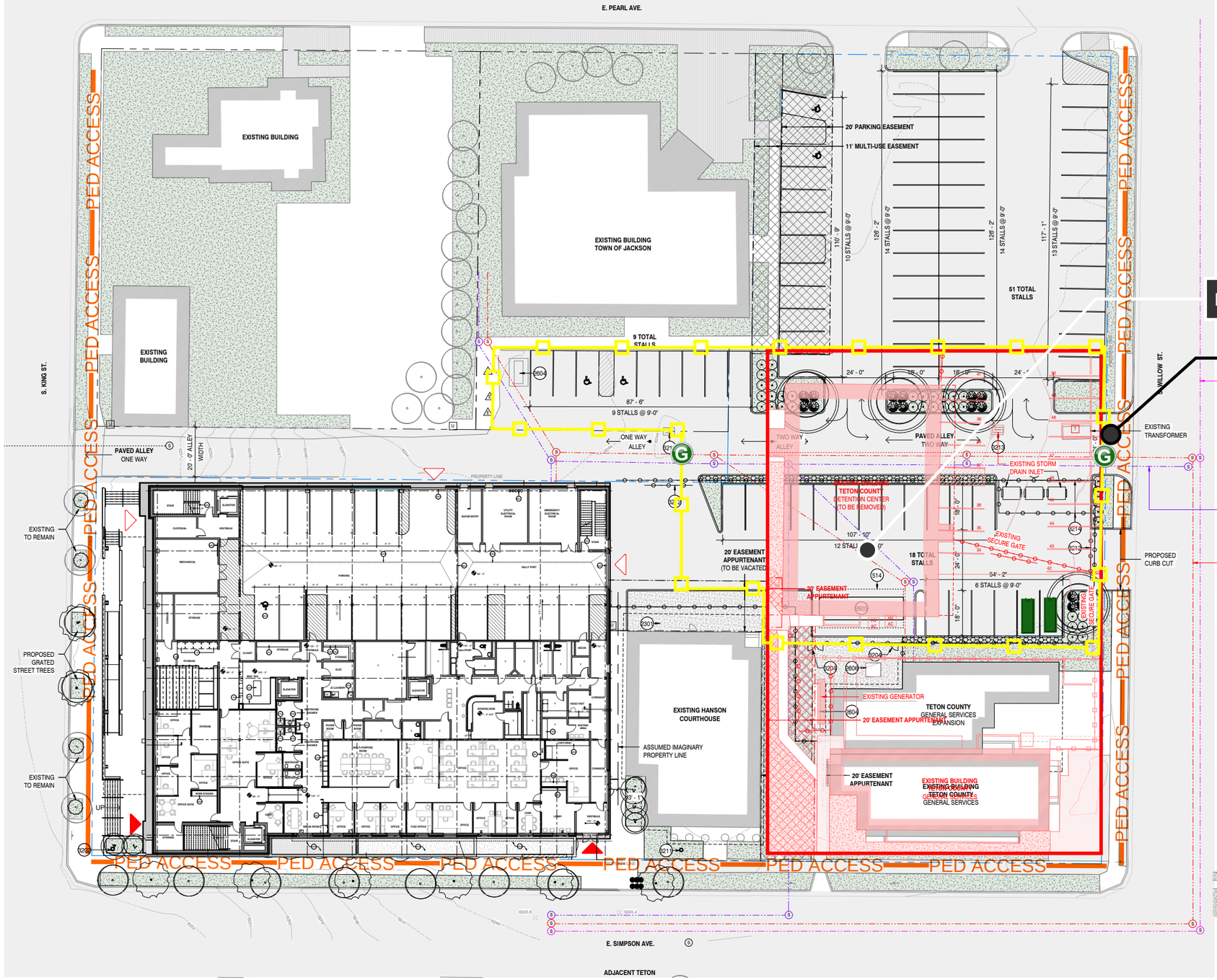
Potential use of dirt lot to north for 7 Town Hall parking spaces

Utilize lay down area East of Willow for Subcontractor Staging

Teton County Court House
Logistics Plan

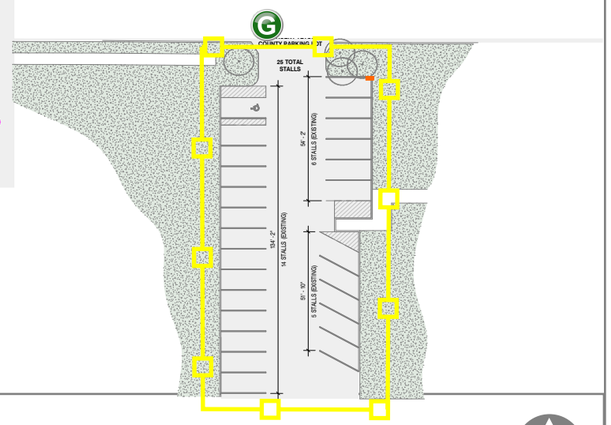
Site Logistics, Access & Management
Scale: NTS

PHASE 3 : DEMOLITION OF EXISTING DETENTION CENTER



Demo Existing Detention Center

Construction Traffic Entrance



Legend

- Unloading Zone
- Site Fencing
- Dumpsters
- Gate

Notes

Contractor Parking Offsite

Potential use of dirt lot to north for 7 Town Hall parking spaces

Utilize lay down area East of Willow for Subcontractor Staging

Site Logistics, Access & Management
Scale: NTS

Teton County Court House
Logistics Plan

WEMBER

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303-378-4130

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wemberinc.com

BPM
BERNING PROJECT MANAGEMENT

PO Box 485
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307-699-3733

www.berningpm@gmail.com

Meeting Agenda

Project Name:	**Teton County Justice Center**
Wember Inc. Project Number:	2023.18
Meeting Date:	December 10, 5:30 PM
Location:	Firehouse #1 Training Room, 60 E. Pearl Ave. Jackson WY, On-line
Purpose:	Neighborhood Meeting (pre-sketch plan submittal)

1. **Introduction**

a. Teton County
   i. Introduction
   ii. Sarah Mann – Director – General Services
   iii. Josiah Nash – Fcilities Maintenance Manager

b. Wember / Berning Project Management
   i. Tom Farrens – Main Contact (307) 677-2219
   ii. Jason Berning – (307) 699-3733

c. Anderson Mason Dale - Architect
   i. Introduction
   ii. Role on Project
   iii. James Taylor – Principal
   iv. Stephan Hall – PM
   v. CLB Architects – Cary Lakeman – Senior PM

2. **PROJECT INTRODUCTION/DESCRIPTION**

a. This meeting is required to be held prior to the submittal of the sketch plan review to the Town of Jackson. Additional meetings will be held prior to the start of construction with the CMAR to inform the neighborhood of timelines and possible distruptions.

b. This project will require a Conditional Use Permit and will include Public Hearing that will be advertised.

c. All addresses within 200' of the site were invited to this meeting.

d. The project is located at 180 S King Street. Jackson, WY 83001

e. The Teton County Justice Center is projected to be approximately 78,000 to 83,000 sf. It will involve the demolition of the existing Teton County Courthouse and the construction of a new facility that will also include three courtrooms, a Detention Center, a Sheriff's Office, a Dispatch Center, and the County Attorney offices, along with other Courthouse-related functions. Additional small remodel projects at temporary office space, as identified by the owner, may be required prior to the start of the Justice Center project.

3. **COMMUNICATIONS**

a. All questions are to be addressed to the Owner's Representative – Tom Farrens – Project Manager. tfarrens@wemberinc.com

4. SCHEDULE

a. Proposed Project Timeline:

Schematic Design	June 2024 – December 2024
CMAR Selected	December 2024 – February 2025
Design Development	January 2025 - June 2025
Construction Documents	August 2025 – January 2026
Permitting/ GMP	December 2025 – February 2026
Construction	Spring 2026 – Fall 2028 (30 Months)

(subject to change)

5. Presentation

a. Review of the project drawings.

6. QUESTIONS

7. WRAP UP AND NEXT STEPS

a. Major Questions and comments will be incluced in the Sketch Plan Submittal.

8. ADJURNMENT

WEMBER

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Greenwood Village, CO 80111
303-378-4130

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facebook.com/Wemberinc
wemberinc.com

Teton County Justice Center Neighborhood Meeting
December 10, 5:300 PM

Name	Address	Phone	E-mail Address
Kathleen Simpson Lea Kuvinka	70E Simpson	3076906611	lea@kuvinka.com

NOTICE OF NEIGHBORHOOD MEETING

December 10th, 5:30 pm -6:30 pm

Location of Meeting: Jackson Hole Firehouse #1 training room at 60E. Pearl Ave, Jackson, WY

A neighborhood meeting will be held to inform interested parties about:

REQUEST: Information prior to Sketch Plan submission

PROPOSAL: Teton County Justice Center construction project

For information regarding this meeting or the proposal, please contact:

Teton County Owner's Representative - Tom Farrens at (307) 677-2219

Posting Date: December 3rd, 2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P25-019		BUILDING DEPARTMENT COMMENTS	The structure must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P25-019		DETERMINATION OF SUFFICIENCY	The application request for a Sketch Plan was determined insufficient by the Planning Department. The application failed to provide the following information required for a Sketch Plan submittal: 1.Narrative description of the project including response to Findings of Approval of Sketch Plan (LDR Sec. 8.3.2.C). The narrative needs to describe the entire project, its square footage breakdown totals and by level, describe uses by level and who uses the building, provide a full master parking analysis that justifies the proposed parking meeting the needs of the new building/Town Hall/Teton County General Services Building (please see condition of approval for TCGSB CUP), discuss how the site access and circulation work, describe changes to the alley and state which sections are one way or two way, describe preliminarily how snow storage/management will be handled, list all applicable LDR standards and whether the project complies (i.e., FAR, LSR, height, stories, parking requirements, parking dimensions, setbacks, bike parking, EVSE parking, etc.), a statement how housing requirements even though this project is exempt, description of proposed materials and architecture inspiration, describe the proposed pedestrian frontage changes, describe how loading/trash will work and where it is located, etc. Essentially, the applicant needs to go through the LDRs and list all applicable standards and provide a written response to whether the project complies or not. The applicable sections are listed in the Pre-application Conference Checklist attached (P24-125). Even though this project is in the P/SP zone which is exempt from many standards, the applicant needs to show what is proposed. For example, even though there are no street or alley setbacks, provide in writing the setbacks proposed on each street, setbacks from the alley, and separation from the Federal courthouse. In general, the narrative should assume that the Town knows nothing about the use of a courthouse/jail or its demands and needs for employees, parking, peak busy times during the week, hours of operation, etc. 2.Provide a written response to all items identified in the Pre-Application Conference (see P24-125 final checklist attached). 3.Neighborhood Meeting Provide confirmation/proof that the required Neighborhood Meeting was held (LDR Sec. 8.2.3) and provide a meeting summary. 4.Conceptual Construction Management Plan Provide a conceptual level plan for construction management, specifically addressing any expected use of the public right of way for construction. This includes a preliminary statement on how the applicant plans to deal with the temporary displacement of office workers during construction.		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P25-019		ENGINEERING DEPARTMENT COMMENTS	SEE ATTACHED PDF		
P25-019		FIRE DEPARTMENT COMMENTS	Comments from P24-125 apply and now include the following. 1.) A fire department permit is required for an automatic sprinkler system. Plans shall be submitted for review and approval prior to a permit being issued. 2.) A fire department permit is required for a fire alarm system. Plans shall be submitted for review and approval prior to a permit being issued. 3.) The provisions of the IWUIC shall apply to the construction, alteration, moving, repair, maintenance and use of any building, structure or premises within the wildland-urban interface areas in this jurisdiction. 4.) Dedicated detention elevators require security features beyond standard elevators and must meet the requirements of ASME A17.1 including but not limited to two-way communication, tactile "HELP" button with a visual indicator and compliance with ADA standards. 5.) Level 1 generator meets specific requirements of the IFC including a separate fire-rated room, independent power distribution. Installation, testing and maintenance in accordance with NFPA 110. 6.) Project may require a Class 1 standpipe per the IFC, Section 905.3.1(2). A fire department permit is required for a standpipe system. Plans shall be submitted for review and approval prior to a permit being issued. 7.) Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING - FIRE LANE" signs complying with the IFC, Figure D103.6		
P25-019		PARKS AND RECREATION DEPARTMENT COMMENTS	Request walk through with contractor prior to landscape installation and ensure oversight of planting specifications for all trees and shrubs.		
P25-019		PLANNING DEPARTMENT COMMENTS	Please see staff report.		
P25-019		POLICE DEPARTMENT COMMENTS	Primary concerns regarding the Justice Center are related to parking and prioritizing public safety, customer access, and staff needs, in that order. I am not in favor of blocking off the south side parking area owned by the Town of Jackson, as those spaces are critical for daily operations. Additionally, the EV charging station is currently located in that area do they have plans for relocating it, and if so, where?		
P25-019		REGIONAL TRANSPORTATION COMMENTS	1. Remove the Pearl Ave parking lot east corner vehicular access; Consolidate to single access curb cut 2. Provide direct pedestrian connectivity from the E-W alleyway to Willow Street 3. Remedy access issues to the proposed long term bike parking located on floor 1.5 4. Add showers/locker rooms in/adjacent to several restrooms in the Justice Center employee areas		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	02/21/2025	LEGAL DEPARTMENT COMMENTS		TVALENTINE@JACKSONWY.GOV	03/07/2025
	03/11/2025	PC ROUGH DRAFT		KSLUDER@JACKSONWY.GOV	03/11/2025
	03/18/2025	TC PUBLIC NOTICE		LPOTZ@JACKSONWY.GOV	03/18/2025
	03/27/2025	JOINT HOUSING DEPARTMENT COMMENTS		MTIPPETTS@JACKSONWY.GOV	03/27/2025
	04/18/2025	PC KEY ISSUES		AERSKIN@JACKSONWY.GOV	
	04/24/2025	INITIAL REPORT		TVALENTINE@JACKSONWY.GOV	04/24/2025
	04/28/2025	PC FINAL DRAFT		TVALENTINE@JACKSONWY.GOV	
	05/01/2025	PLANNING COMMISSION REVIEW AND RECOMMENDATION		BTLENZ@JACKSONWY.GOV	05/01/2025
		FINAL REPORT			
		TOWN COUNCIL MEETING			
		PC PUBLIC NOTICE			
		COMPLETENESS REVIEW			
		FINAL LETTER			
		START DEPARTMENT COMMENTS			
		COMPLETE REPORT			
		PATHWAYS DEPARTMENT COMMENTS			

From: Ed Beddow
To: Town of Jackson Planning Department
Subject: Opposition to Justice Center Proposal
Date: Thursday, May 15, 2025 3:35:17 PM

Ladies and Gentlemen:

I write to voice my strong objection to the construction of a massive "justice center" in the heart of Old Jackson. A three-story, 80,000 square foot municipal building would be a travesty to the heritage of our small town community and would represent such a significant change from the current character of the existing Town Facilities that Jackson as we know it would no longer be recognizable.

The hazy "sketch" which was provided appears to take out what little green and open space remains on this parcel of land. Besides removing 100 year old cottonwood trees that line Pearl Avenue, the 3-story building would create a canyon effect on Pearl Ave.

As a business owner and occupant of property bordering the proposed project, the current view corridor to Snow King that my building now has will be forever removed. It is very likely that a structure of this magnitude would have a significant, material negative impact to the value of our building and each unit, particularly those on Pearl Avenue where my office is located.

I request the Justice Center be significantly scaled down to a more appropriate size for a town of 10,000 people that takes into consideration the character of the existing facilities. There must be a balance between maintaining open space and increasing green space, while not obstructing the view corridors. If an 80,000 building is deemed necessary,

The citizens and residents of Jackson demand that town elected officials prioritize the Western character of Jackson – where the West begins. A gigantic government complex of the sort proposed should not be built. There are many better options which officials should pursue.

Sincerely,

Edward G. Beddow
Beddow Capital Management
307.734.7300

From: erexbarnes@gmail.com
To: Town of Jackson Planning Department
Subject: Justice center, No!
Date: Thursday, May 15, 2025 3:18:36 PM

Regarding Item P25-019 Sketch Plan

To whom it may concern. I object to the proposed Sketch Plan for a new three story, 80,000 square foot Justice Center.

The building as described, would be a significant change from the current character of the existing Town Facilities. It appears to take out what little green and open space is left, including 100 year old cottonwood trees that line Pearl Ave. It would create a canyon effect on Pearl Ave.

The construction project will likely take years, congesting Pearl Ave., and be loud and annoying.

As a resident/owner of property bordering the proposed project, the current view corridor to Snow King that my building has will be forever removed. There would be a significant, material impact to the value of our building and each unit, particularly those on Pearl Ave.

I request the Justice Center be significantly scaled down to something more appropriate to a town of 10,000 people that is in character with the existing facilities, that maximizes open space, that increases green space, that does not obstruct existing view corridors. If an 80,000 building is deemed necessary, I request the the town live up to its suggestions to other real estate developments, and build South of Town to relieve congestion and to keep the beauty of our little town intact.

Sincerely,

From: Jodi Forsyth
To: Town of Jackson Planning Department
Subject: Opposing Initiative / Pearl building
Date: Thursday, May 15, 2025 3:35:41 PM

Dear Planning Commission,
I am a 35+ year resident of Teton County. It has come to my attention that there is a proposed 80,000 square foot building to be built on the corner of Pearl Ave and Willow.
Part of the character and beauty of our town is that we can see and enjoy mountain views from our city center. The size of this building is totally out of character for our town. I am not anti-building, but let's keep things in check before we start to ruin our town's charm and allure.
I am also concerned about what a project of this size and scope will do to this busy corridor.
Please say no.
I strongly oppose this initiative.

Jodi Forsyth
Forsyth & Brown LLC
Po Box 12285
1160 Alpine Ln #2C
Jackson, WY 83002
307-200-6608
307-200-6610 (fax)

From: Gmail
To: Town of Jackson Planning Department
Subject: Regarding Item P25-019 Sketch Plan
Date: Thursday, May 15, 2025 2:12:10 PM

To whom it may concern. I object to the proposed Sketch Plan for a new three story, 80,000 square foot Justice Center.

The building as described, would be a significant change from the current character of the existing Town Facilities. It appears to take out what little green and open space is left, including 100 year old cottonwood trees that line Pearl Ave. It would create a canyon effect on Pearl Ave.

The construction project will likely take years, congesting Pearl Ave., and be loud and annoying.

As a resident/owner of property bordering the proposed project, the current view corridor to Snow King that my building has will be forever removed. There would be a significant, material impact to the value of our building and each unit, particularly those on Pearl Ave.

I request the Justice Center be significantly scaled down to something more appropriate to a town of 10,000 people that is in character with the existing facilities, that maximizes open space, that increases green space, that does not obstruct existing view corridors. If an 80,000 building is deemed necessary, I request the the town live up to its suggestions to other real estate developments, and build South of Town to relieve congestion and to keep the beauty of our little town intact.

Sincerely,

Katie Rose
Program Manager
EcoTour Adventures
Jackson Hole, Grand Teton and Yellowstone Wildlife Tours
Top Rated on TripAdvisor.com

P.O. Box 10872
Jackson, WY 83002
(307) 690-9533
www.jacksonholewildlifetours.com

Visit our Facebook Page and "Like Us" to view some great PHOTOS!
http://www.facebook.com/pages/EcoTour-Adventures/80135374102?ref=tn_tnmn

From: Larry pine
To: Town of Jackson Planning Department; Laely Jackson
Subject: P25-019
Date: Thursday, May 15, 2025 8:43:39 PM

Regarding Item P25-019 Sketch Plan

To whom it may concern. I object to the proposed Sketch Plan for a new three story, 80,000 square foot Justice Center.

The building as described, would be a significant change from the current character of the existing Town Facilities. It appears to take out what little green and open space is left, including 100 year old cottonwood trees that line Pearl Ave. It would create a canyon effect on Pearl Ave.

The construction project will likely take years, congesting Pearl Ave., and be loud and annoying.

As a resident/owner of property bordering the proposed project, the current view corridor to Snow King that my building has will be forever removed. There would be a significant, material impact to the value of our building and each unit, particularly those on Pearl Ave.

I request the Justice Center be significantly scaled down to something more appropriate to a town of 10,000 people that is in character with the existing facilities, that maximizes open space, that increases green space, that does not obstruct existing view corridors. If an 80,000 building is deemed necessary, I request the the town live up to its suggestions to other real estate developments, and build South of Town to relieve congestion and to keep the beauty of our little town intact.

Sincerely,

Laely Heron and Larry Pine
199 East Pearl

From: Lea Kuvinka
To: Tyler Valentine
Subject: RE: Comment on 180 S. King St. project
Date: Sunday, June 8, 2025 9:07:45 AM

Hello Tyler:

Sorry for the tardy response. I was out of town for a bit. I believe this project will be coming up soon in a meeting in the next week or two.

First, I did mention in the submittal that the building is too large. I am fairly realistic about anyone listening to any of the concerns the public has on the sketch plan design because it seems like a "done deal". But, to that extent, that is my comment.

Second, to your point that there would be other opportunities to comment on the construction process, I'm happy to hear my comment is too early! My experience with the town has been that whenever folks on our block are asked to comment, we are told we should have brought the issue up sooner. This happened years ago with regard to our neighboring property (King St. Building) as well as the Bear Creek building. More recently, we heard the same from the town staff when concerns were raised about the sidewalk construction in 2021 on Simpson. We were sent a notice to comment, then told it was too late because we should have commented on the Safe Streets plan adopted years before. In order to have any effect, we had to annoy a lot of folks just to have our concerns addressed about some pretty simple issues. We were castigated for wasting the time of public officials and town employees because we responded to the notice. Therefore, my philosophy has been to show up to comment at every stage of the game so I would no longer hear the response that it is too late to comment.

In the case of this project, those of us who attended the initial neighborhood meeting were very surprised that none of the town planning staff showed up to hear our concerns. One town employee did attend but none of the planners or council members saw fit to attend a meeting about an 80,000 square foot building. Therefore, I assume that the planning staff was never informed of the concerns raised.

Finally, my request which I believe will be shared by others with regard to stringent regulation on noise, staging and the like, is that the Town consider imposing ***more*** restrictive provisions than those which might be in a handbook in order to get an 80,000 square foot building sketch plan approved. Please consider that this is on the fringe of an area which is residential mixed use with no commercial use as opposed to many of the other projects in town. Please consider that noise, parking and staging regulations are not enforced or, at most, loosely enforced. There is literally nothing a resident can do at the time of the offense (or even later) if there is a problem and contractors tend to know how to stretch boundaries.

So, if you hear this time and time again from me while the courthouse project proceeds, the

reason that I am doing so is because of experience. I don't want to be told I did not bring forward these issues and told it is too late to raise them. When someone calls to report a problem, the problem should be effectively addressed and enforced.

Finally, I appreciate that being a planner or enforcing restrictions is not an easy job. Like law practice, there are frequent conflicts of interest which may be perceived as impeding progress. In the instance of the new courthouse, this project was turned down by the voters once and passed with an incredibly small margin in the next vote. This history of approval would support enhanced measures to mitigate the disturbance during construction as being consistent public interest.

Thank you.

Lea Kuvinka

From: Tyler Valentine <tvalentine@jacksonwy.gov>
Sent: Monday, May 19, 2025 8:35 AM
To: Lea Kuvinka <lea@kuvinka.com>
Subject: RE: Comment on 180 S. King St. project

The town will have the opportunity to discuss construction and noise in the context of the currently adopted ordinances. But this project is at the Sketch Plan stage, which is conceptual in nature. Discussions over noise and construction occur later during the Development Plan (the second public review of the project) and Building Permit. Just to set expectations, all commercial projects have the same noise ordinance rules to follow (see Municode link below). The applicant will need to provide a preliminary construction staging plan with the final Development Plan that will lay out their phasing plan, storage of trailers and materials, employee parking, best management practices, dust control, etc.

https://library.municode.com/wy/jackson/codes/code_of_ordinances?nodeId=TIT9PUPEMOWE_CH9.44EXNO

From: Lea Kuvinka <lea@kuvinka.com>
Sent: Friday, May 16, 2025 9:03 AM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: RE: Comment on 180 S. King St. project

Thanks. Just to reiterate, I think the folks in the neighborhood would appreciate anything the town could possibly do to minimize noise and disruptions. The folks on the east side of Simpson are not in commercial zoning.

Lea

From: Tyler Valentine <tvalentine@jacksonwy.gov>
Sent: Friday, May 16, 2025 8:47 AM
To: Lea Kuvinka <lea@kuvinka.com>
Subject: RE: Comment on 180 S. King St. project

Received. Thank you!

-Tyler V

From: Lea Kuvinka <lea@kuvinka.com>
Sent: Thursday, May 15, 2025 7:00 AM
To: Town of Jackson Planning Department <planning@jacksonwy.gov>
Subject: Comment on 180 S. King St. project

Good Morning:

Please find the attached letter for incorporation into the Staff Report for the Planning Commission as requested on your April 28, 2025 notice.

I would appreciate an acknowledgement of your receipt.

Thank you,

Lea Kuvinka
lea@kuvinka.com
(307) 690-6611

May 15, 2025

To: Town of Jackson Planning Commission
From: K&K on Simpson, LLC
RE: Comment for 180 S. King St. Courthouse Development

To the Members of the Town of Jackson Planning Commission:

The members of K&K on Simpson, LLC ("K&K"), owner of 70/72 E. Simpson Ave., request the following be considered in the application for approval of sketch plan and all future permitting for development of the proposed Courthouse complex to be located at 180 S. King St., Jackson, WY.

Before discussing the details of the proposed Courthouse plan, I would like to point out that the basis for K&K's perspective is largely the result of having been located on East Simpson Ave. for over 43 years. The members of K&K are George and Lea Kuvinka. For 40 years we operated our law office at 70 E. Simpson. Since our retirement, the property has been a mixed-use rental property. We continue to have nearly daily contact with the property as we perform much of the maintenance on the property. From the top of Snow King, you might notice that our property includes the largest and greenest backyard in the area. We have chosen not to develop but, rather, to preserve and renovate. During the same period, there have been several long term major construction projects at the 180 S. King St. location which include the current jail, the Hansen Courthouse and the renovation of the current courthouse.

The comments in this letter are limited to practical matters which I raised at the neighborhood meeting this past winter. Nobody from the Town planning office or commission attended the meeting. We may have opinions regarding the size and necessity for such a large building. However, it appears that there is already a commitment to a single 80,000 square foot building.

1. Construction Noise and Hours. This project is in the fringe between a commercial area and a residential area. 70 E. Simpson is an office and 72 E. Simpson is a residential rental. Many other properties in the area are mixed use or residential. During the previous courthouse remodel, jackhammering was constant for hours each day over lengthy periods of time. Much more noise and disruption will likely occur considering the proposed structure is 80,000 square feet to be constructed over the three years. It would seem appropriate that strict time limits on the days and hours of construction

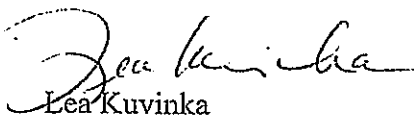
including a maximum number of hours per day during which the noisier activities can occur. For instance, noisier construction activities could be limited to a few hours per day. The contractor should be required to inform those who request notification of a schedule of expected noise and other disruptions on a regular basis before they occur so that businesses can plan their activities and residents know what to expect.

2. Staging. At the neighborhood meeting, there was brief mention of the proposed staging area being in the parking area across from the Hansen Courthouse. This 50'X150' lot seems inadequate for such a large project. My understanding is that some of the parking near the jail and general services building will remain in service further limiting on-site staging. The result of inadequate staging areas will likely be that construction materials will be stored in trailers on the local streets and other areas which interfere with the current use of the streets and sidewalks. A plan for adequate staging should be required which considers the current neighborhood use of these areas.

3. Parking. On any given day, the streets around the current courthouse are solidly parked. Even if the current courthouse offices are moved, the parking problem will not resolve as parking is being pushed into this area. Visitors as well as employees of the commercial area park where limits are more generous. Similar to the current construction area on Pearl Street, street parking will be further limited and pushed in every direction due to closed curb parking. No doubt, the Town staff as well as the neighborhood occupants will find the parking issue an incredible challenge when the construction gets going. One obvious strategy would be to require the contractor to prohibit workers from parking anywhere in the area by providing parking elsewhere with transportation to the construction site. The Town might also consider strategies to redirect visitor and downtown employee parking away from this area. I am sure there are other strategies as well. The point being that this issue needs to be addressed in detail with a specific traffic and parking plan for the area.

We realize there is no way to completely mitigate the effect of an 80,000 square foot building with a three year construction timeline, our request is that the Town do as much as possible to retain the character and quality of our neighborhood, from the design of the project to the disruption the construction process may cause.

Very truly yours,



Lea Kuvinka
On behalf of K&K on Simpson, LLC

From: Scott Kirkpatrick
To: Town of Jackson Planning Department
Subject: Item P25-019 Sketch Plan
Date: Thursday, May 15, 2025 1:49:52 PM

To whom it may concern. I object to the proposed Sketch Plan for a new three story, 80,000 square foot Justice Center.

The building as described, would be a significant change from the current character of the existing Town Facilities. It appears to take out what little green and open space is left in the heart of Town, including 100 year old cottonwood trees that line Pearl Ave. It would create a canyon effect on Pearl Ave.

The construction project will likely take years, congesting Pearl Ave., and be loud and annoying.

As a resident/owner of property bordering the proposed project, the current view corridor to Snow King that my building has will be forever removed. There would have a significant, material negative impact to the value of my property and our building.

As a thirty-five year tax paying resident of Teton County, I request the Justice Center be significantly scaled down to something more appropriate to a town of 10,000 people that is in character with the existing facilities, that maximizes open space that increases green space, that does not obstruct existing view corridors. If such significant space is deemed necessary, I request the town live up to its suggestions to other developments, and build South of Town to relieve congestion and to keep the beauty of our little town intact.

Sincerely,

Scott Kirkpatrick

Scott Kirkpatrick
199 East Pearl Ave
Jackson, WY 83001

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Regular Meeting
Submitting Department:	Internal Services	**Presenter:**	Lynsey Lenamond
Agenda Item:	Resolution 25-18 Fee Schedule Resolution Incorporating a Fee for Resort Hotel Liquor License Fees and other minor corrections	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for Council to adopt an updated Fee Schedule resolution, thereby setting new and renewal fees for Resort Hotel Liquor Licenses and other minor corrections.

Requested Action.
Staff requests Council adopt Resolution 25-18, Fee Schedule Resolution that incorporates new fees for Resort Hotel liquor licenses and other minor corrections.

Recommendations.
Staff recommends the Council consider the proposed updated Fee Schedule Resolution, make any changes, and then adopt the fee schedule.

Background.
Per Municipal Code 1.01.120 - Fee schedules are allowed to be changed by resolution subject to public hearing as follows:

> *"Wherever in this Code it is provided that fees, rates, or charges are in an amount established by resolution or are as established by resolution, any resolution setting or updating the fees, rates, or charges shall be subject to a public hearing at a regular or special meeting of the Town Council ."*

At the June 16, 2025 regular Town Council meeting, Council adopted Resolution 25-14 adopting an updated fee schedule. The Resort Hotel liquor license did not go into effect until July 1, 2025 and therefore its fees were not included in that fee schedule. At the July 7, 2025 Town Council meeting, Council directed staff to bring forward an updated Fee Schedule resolution that incorporates a fee for Resort Hotel liquor licenses at $3000 for new licenses and $3000 for the annual renewal.

The Engineering Division has provided the following minor corrections:

A. Under *Engineering Fees,* the fees for Non-Refundable Application Fee are not the same as our other application fees. Staff recommends updating these fees to match other similar fees for consistency and permitting software limits. Changes:
    a. Sewer and Water County Connection Request (Application) Fee: Non-Refundable Application Fee – increases from $52.00 to $53.00.
    b. Sewer and Water Connection and Use Agreement Fee: Non-Refundable Application Fee – increases from $52.00 to $53.00.
    c. Sewer and Water Connection Permit (SWP) for County Connections: Non-Refundable Application Fee – increases from $52.00 to $53.00.
B. Under *Encroachment Permit*, there are conflicting rates set. Staff recommends removing the conflicting rates. Changes:
    a. Amendments to Agreements – remove the *Half the cost of the Agreement Fee* language.
C. Under *Encroachment Activity*, the description of the application fee was not updated to be consistent with other application fees and language regarding deposit on permits needs to be removed. Staff recommends revising the description to match and clarify. Changes:
    a. Replace *Minimum Fee: Non-Refundable, applied to full Permit Fee*, with *Non-Refundable Application Fee*

   b. Replace paragraph on *Fees, other than Deposit on Permit…* language with *Fees are non-refundable, unless staff determines that it was notified prior to the permitted dates that the permitted activity would not occur or staff knows the activity did not occur.*

D. Under *Flood Damage Prevention*, there is a typo and the fee for hourly reviews is not consistent with fees for other hourly reviews by the engineering division. Staff recommend these changes be made for consistency and clarity. Changes:
   a. Remove the 1.00 from the Current Fees column.
   b. No fee Specifically Indicated – Decrease this fee from $159.00 to $155.00.

E. Under *Grading Permit*, the description of the application fee was not updated to be consistent with other application fees. Staff recommends revising the description to match and clarify. Changes:
   a. Replace *Minimum Fee: Non-Refundable, applied to full Permit Fee*, with *Non-Refundable Application Fee*
   b. Change any font that is red to black.

Analysis & Key Policy Questions.

Key Policy Questions:

1. Does Council agree with the $3000 fee for Resort Hotel liquor licenses for new and renewals?
2. Does Council agree with the proposed minor changes?

If so, Council can adopt Resolution 25-18 adopting a new fee schedule that includes the $3000 fee and other minor corrections.

Possible Alternatives.

- Council could not approve the proposed change.
- Council could modify the proposed change.

Comprehensive Plan & Priority Alignment.

Section 8. Quality Community Service Provision: Timely, efficiently and safely deliver quality services and facilities in a fiscally responsible and coordinated manner. In order to continue to provide and maintain quality community services, fee schedules need attention on an annual basis as well as throughout the fiscal year in order to offset the cost of providing some of those services and adopt fees for new licenses, permits, or services.

Fiscal Impact.

The fiscal impact of adding the Resort Hotel liquor license fees to the schedule is unknown at this time, as we do not know how many entities will apply for and be issued this license type. Establishing this fee may result in a handful of applications from qualifying establishments resulting in additional income to the Town of a pro-rated portion of $3000 at the time of application (the full liquor license year runs from April 1 to March 31 annually), and $3000 for each license at renewal time. Any licenses issued under this new type of license, that do not currently hold a liquor license may result in an undetermined increase in sales tax revenue to the Town. There is no direct fiscal impact of establishing the fee for this new license type.

Staff Impact.

Staff in Internal Services and Finance spent approximately 4 hours preparing this staff report and updating the fee schedule. Engineering also spent time making minor corrections to the Fee Schedule and contributing to the staff report.

Attachments or Links.

Fee Schedule Resolution 25-18.

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items*.

I move to approve Resolution 25-18, rescinding all previous fee schedules and adopting the Town of Jackson Fee

Schedule.

RESOLUTION 25-18

A RESOLUTION SETTING FEES, COSTS, AND CHARGES (A FEE SCHEDULE)

EFFECTIVE JULY 22, 2025

WHEREAS, the Town Council acknowledges there are fees and costs identified in the Town of Jackson Municipal Code; and

WHEREAS, the Town Council acknowledges that in order to continue to maintain quality community services, fee amounts need to be reviewed on an ongoing basis and adjusted from time to time to offset the cost of providing those services; and

WHEREAS, the Town Council plans to expand community engagement during the annual budget process to include fee updates; and

WHEREAS, on March 15, 2021, the Town Council approved Ordinance 1280 which amended and reenacted sections of the Jackson Municipal Code allowing fees that may be set by resolution, to be set by resolution, and removes those fees from the Jackson Municipal Code; and

WHEREAS, The Town Council, by adoption of this resolution adopts the Town of Jackson Fee Schedule, attached hereto as Appendix A, and rescinds all previous fee schedules; and

WHEREAS, this Fee Schedule is not applicable to governmental entities doing business with the Town of Jackson, nor is it applicable for interdepartmental transactions; and

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, having duly met on July 21, 2025, at a Regular Town Council Meeting, which was properly noticed and open to the public, and having fully considered the matter at hand, that the fee schedule is hereby amended as follows:

The Jackson Town Council adopts this Resolution 25-18, replacing the previous Town of Jackson Fee Schedule, with the updated Fee Schedule attached hereto as Appendix A.

PASSED, APPROVED, AND ADOPTED this 21st day of July 2025.

TOWN OF JACKSON

_____

Arne O. Jorgensen, Mayor

ATTEST: _____

Riley Hovorka, Town Clerk

RESOLUTION 25-18, APPENDIX A
FEE SCHEDULE, EFFECTIVE JULY 22, 2025

This Schedule excludes Water, Sewer, and Capacity Fees found in Title 13

Business License		**$ Current Fee**
5.16.010	**Sales Tax Collecting**	
	less than 10 employees	133.00
	11-49 employees	267.00
	50-99 employees	400.00
	100 employees, or more	667.00
5.16.020	**Non-Sales Tax Collecting**	
	less than 10 employees	174.00
	11-49 employees	387.00
	50-99 employees	521.00
	100 employees, or more	868.00
5.16.025	**Independent Contractors and Agents**	133.00
5.16.027	**Commercial Rentals**	135.00
5.16.027	**Residential Rentals**	135.00
5.06.130	**Solicitation - Commercial**	135.00
5.06.150	**Solicitation - Highway or Street**	135.00
5.20.010	**Installation Permit**	34.00
5.32.040	**Pawnbroker**	35.00
5.20.020	**Exposition Licenses**	
	5 or fewer vendors; for-profit expositions	139.00
	more than 5 vendors; for-profit expositions	278.00
	5 or fewer vendors; non-profit expositions	70.00
	more than 5 vendors; non-profit expositions	139.00
5.12.080 A	**Application Fee, Non-Refundable Portion**	
	processing fee for denied license	50.00
5.04.026 B	**Renewal Late Fee**	
	$33 per month on January 31st	34.00
5.12.130	**Change of Location Fee**	
	notice given on new application	50.00

Ground Transportation		**$ Current Fee**
5.50.040 B	**Transportation License**	
	< 10 employees	133.00
	> 10 employee	267.00
5.50.050 B	**Vehicle License Permit**	
	>30 mpg	51.00
	< 30 mpg	77.00
5.50.060 B	**Operator License Permit**	
	new	127.00
	renewal	64.00
5.50.085	**Taxi Fares**	
	see Resolution #21-10 "A RESOLUTION ESTABLISHING A GROUND TRANSPORTATION FARE MAP"	
	https://www.jacksonwy.gov/575/Taxi-Fee-Information	

Miscellaneous	**$ Current Fee**

Public Records		
	Copy	
	electronic document, *per document*	15.00
	black and white paper	0.29/page
	color paper	0.56/page
	Plotted Map	
	size 11x17, each	Actual Cost
	size 24x36, each	Actual Cost
	size 36x54, each	Actual Cost
	Photograph	17.00
	Police Report	17.00
	LDRs and Comprehensive Plan	65.00
	Research / Compilation Services	18.00
	External electronic media (disk, usb drive, etc.)	17.00
	Postage / shipping	Actual Cost
	Other special circumstances	Actual Cost
Vehicle Inspection		10.00
Application Submittal Fee		$5/Application
Credit Card Transaction Fee		2.55%/Transaction
Public Intoxication Administrative Fee (Set by Ordinance)		25.00
DUI Administrative Fee (Set by Ordinance)		
	Convicted	800.00
	Deferred	750.00
Boot list Administrative Fee (Set by Ordinance)		50.00
Municipal Court Record Search		10.00

Jackson Hole Airport		**$ Current Fee**
2.36.120	**Passenger Boarding Fee**	
	Per passenger enplaning commercial aircraft, not to exceed	6.00

Liquor License		**$ Current Fee**
6.20.006 C	**Annual Liquor License**	
	Bar and Grill: renewal	3,726.00
	Bar and Grill: new application	10,500.00
	Limited Retail (Club)	529.00
	Microbrewery	500.00
	Resort	3,000.00
	Restaurant	3,000.00
	Retail	1,500.00
	Satellite Manufacturer	100.00
	Satellite Winery	100.00
	Winery	500.00
	Special Malt Beverage	1,000.00
	Resort Hotel	3,000.00
6.20.006 D	**Temporary, 24-Hour Permits**	
	Catering	50.00
	Malt Beverage	50.00
	Manufacturer's Off-Premises	50.00

Animal Shelter Impounding, Board, Adoption		$ Proposed Fee
7.02.040 B	**Capture of Animals, Impoundment**	
	First	35.00
	Same animal, second within one year	49.00
	Same animal, third within one year	69.00
	Same animal fourth and more within one year	138.00
	Impoundment, Boarding	
	First 24-hours included in impoundment fee	-
	per animal for each 24-hours	21.00
7.02.050	**Adoption**	
Res 09-04	Dog, impounded for 7+ days	124.00
Res 09-04	Cat, impounded for 7+ days	107.00

Animal Control and Dog License		$ Current Fee
7.12.025	**Owner Surrender**	39.00
	Rabies voucher	29.00
	Dog License	
	Altered	12.00
	Unaltered	29.00

Health and Safety, Alarms		$ Current Fee
8.32.090	**Police or Fire/EMS response to a false alarm**	219.00

Waste Reduction Fee (Plastic Bag)		$ Current Fee
8.36.020 J	**Consumer Waste Reduction Fee, paper or plastic bag**	0.20
8.36.050 A	Store retains	0.10
8.36.050 B	Remit to Town of Jackson	0.10
8.36.070 D	Late remittance to Town of Jackson	10.00
8.36.070	**Audit and Violations**	
8.36.070 C	First conviction	58.00
8.36.070 C	Second conviction	117.00
8.36.070 C	Third Conviction goes to Municipal Court	-

Engineering Fees		$ Current Fee
	Sewer and Water County Connection Request (Application) Fee	
	Non-Refundable Application Fee	53.00
	Single Lot	102.00
	Central System	1,023.00
	Staff Review	$155/hour
	Fees are for each utility connected	
	Sewer and Water Connection and Use Agreement Fee	
	Non-Refundable Application Fee	53.00
	Single Lot	102.00
	Central System	1,023.00
	Staff Review	$155/hour
	Fees are for each utility connected	
	Sewer and Water Connection Permit (SWP) for County Connections	
	Non-Refundable Application Fee	53.00
	Permit Fee - Each Utility: Individual Residential (Primary + 1 accessory):	465.00
	Permit Fee - Each Utility: Multi-Unit Residential (3+ Units)	900.00
	Permit Fee - Each Utility: Multi-Lot Residential/Subdivision	465.00/Lot
	Permit Fee - Each Utility: Non-Residential Development	1,680.00
	Inspections	$155/hour

Encroachment Permit		$ Current Fee
12.08.030	**Encroachment Agreements**	
	Non-Refundable Application Fee	53.00
	Request for Encroachment	637.00
	Encroachment Agreement	637.00
	Crane in PROW (set in crane agreements, per license)	880.00
	Crane Swing in PROW (set in crane agreements, per license)	622.00
	Crane Agreement Annual Renewal	500.00
	Amendments to Agreements	500.00
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work)	
12.08.060	**Encroachment Activity:**	
	Non-Refundable Application Fee	53.00
	Amendment to Permit: Non-refundable	27.00
	Utility Excavation in public paved surface- per utility	529.00
	Utility Excavation in public gravel surface - per utility	317.00
	Utility Excavation in public unimproved/landscaped - per utility	317.00
	Driveway cuts/curb cuts installation/replacement - each	190.00
	Curb and gutter installation - Linear Feet of Curb, 50 feet Minimum	190.00
	Sidewalk installation - Square Feet of Sidewalk, 50 feet Minimum	190.00
	Construction-related, occupy street travel lane - Linear Feet of Curb, 50 feet Minimum	100.00
	Construction-related, occupy bike travel lane/pathway/cycle track –Linear Feet of Curb, 50 feet Minimum	22.00
	Construction-related, occupying sidewalk and buffer area –Linear Feet of Curb, 50 feet Minimum	17.00
	Construction-related, occupy public alley - per day	190.00
	Construction-related, occupy time-restricted parking space - per space/day	94.00
	Construction-related, occupy non-time restricted parking space - per space/day	53.00
	House moving, per mile/day in town	1,351.00
	Other, as deemed appropriate by Public Works Director	
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work)	
	Excavation, Construction, and Occupancy fees are cumulative	
	Fees are per the table unless otherwise noted, conditioned, or regulated (e.g. restrictions for winter snow removal ordinance). Minimum permit fees may apply. Minimum pay quantity is as shown.	
	Fees are non-refundable, unless staff determines that it was notified prior to the permitted dates that the permitted activity would not occur or staff knows the activity did not occur.	
	Full lane closure is inclusive of adjacent parking, does not include sidewalk and buffer area fee.	
	Fee Waivers are in accordance with the Planning Permit Fee Waiver policy or other established agreements.	

Parklet Permit		$ Current Fee
12.10.050 A	Annual Parklet fee	3,500.00

Special Event Permit		$ Current Fee
12.28.050 F	**Applicants:**	
	Non-Profit	31.00
	For-Profit, including commercial film/photo	1,059.00
	Expressive Activity	-

Planning Permit	$ Current Fee
Fee Waiver	
The Town Council may reduce, defer, or waive application fees upon request if the proposed project advances significant community goals, which include but are not limited to, the following:	
1. A project that is sponsored by a governmental entity, or a project that received public funding.	
2. A project that provides extraordinary charitable, civic, educational, or similar benefits to the community.	
Such requests shall be submitted, for action by the Town Council, to the Planning Director within 30 days of receipt and prior to the submittal of an application. All requests shall be made prior to initiating a project as set forth in LDR Division 5100.	
Fees are non-refundable once processing has commenced unless staff has determined that the permit is unnecessary.	
General Pre-Application Conference (per Pre-App meeting)	
Sketch Plan, Special Use, Planned Unit Development	813.00
Conditional Use, Development Plan, Map Amendment	406.00
Development Option Plan	406.00
Grading & Erosion Control	204.00
Optional/Elective Conference with:	
Staff	204.00
Planning Commission or Town Council	Original Fee
Design Review Committee	270.00
Physical Development	
Sketch Plan, Development Plan	3,387.00
Sign Permit	
Per Sign	101.00
Master Signage Plan	406.00
Basic Use Permit	678.00
Basic Use Permit - Short-Term Rental	
Initial Application Fee - per bedroom	529.00
Annual Renewal Fee	529.00
Conditional Use Permit	
Use Permit only	3,387.00
Concurrent with application requiring public hearing	678.00
Special Use Permit	3,387.00
Development Option or Subdivision	
Development Option Plan	678.00
Subdivision Plat, *plus technical review fee*	1,355.00
Exempt Land Division	No Charge
Boundary Adjustment	
Plat Required, *plus technical review fee*	1,355.00
Without Plat, *plus technical review fee*	610.00
Interpretations	
Formal Interpretation	678.00
Zoning Compliance Verification	678.00
Amendments	
LDR Text	2,033.00
Zoning Map	2,033.00
Planned Unit Development	2,033.00
Relief	
Administrative Adjustment	678.00
Variance	678.00

	Appeal of Administrative Decision	678.00
	Beneficial Use Determination	1,355.00
	Enforcement	
	After-the-Fact Permit	Initial Fee X 2
	Amendments of Permits or Approvals	
	Re-Submittal while in review process	Half Initial Fee
	To approved plans and permits, *fee for permit review required by net change in density/inte*	Calculation
	To condition requiring Council approval	678.00
	Miscellaneous	
	Administrative decision elevated to public hearing	678.00
	Planner of Day, miscellaneous services, research, per hour	105.00
	Third party or consultant fees	Actual Cost

Building Permit (IBC)		**$ Current Fee**
15.04.020 7	**Deposit on Building Permit**	
	Non-refundable, applied to full BP fee	564.00
15.04.090	**New Buildings and Additions**	
	Single Family Residence	1.70/sf
	Commercial, Office, Multi-family and similar	1.13/sf
	Warehouse, storage and similar	1.70/sf
15.04.090	**Remodels and Alterations**	
Total Valuation	*Fee Calculation*	
$1 to 17,000		288.00
$17,001 to 40,000	$288 for the first $17,000 plus $12 for each additional $1000 or fraction thereof, to and including $40,000	
$40,001 to 100,000	$549 for the first $40,000 plus $10 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,001 to 500,000	$1,157 for the first $100,000 plus $8 for each additional $1,000 or fraction thereof, to and including $500,000	
$500,001 to $1,000,000	$4,313 for the first $500,000 plus $6 for each additional $1,000 or fraction thereof, to and including $1,000,000	
$1,000,001 to $5,000,000	$7,130 for the first $1,000,000 plus $4 for each additional $1,000 or fraction thereof, to and including $5,000,000	
$5,000,000 and up	$20,654 for the first $5,000,000 plus $2 for each additional $1,000 or fraction thereof	
	Plan Review Fee	
	Plan review fee assessed @ 65% of building permit fee (cost per/sf + cost per total valuation as provided above)	
15.04.090	**Other Inspections**	
	Outside normal business hours	113.00/hr
	Re-inspection under Section 305(g)	85.00/hr
	No fee specifically indicated	85.00/hr
	Review of revisions made to Approved Plan	113.00/hr

Fire Permits (IFC and IWUIC)		**$ Current Fee**
15.08.010	All construction plan reviews; 2 hour minimum charge	154.00/hr
	All construction plan resubmittal reviews, 1/2 hour minimum charge	102.00/hr
	Annual existing building inspection	102.00
	Use of outside consultants	Actual Costs
	Re-inspection of new construction	102.00/hr
	New business registration for existing buildings	102.00
	Re-inspection after more than 2 failed inspections of existing buildings	256.00
	Operational permits	102.00

	Fire Protection Construction Permit Valuation	
Total Valuation	*Fee Calculation*	
$1.00 to $500		41.00
$501 to 2,000	$41.00 for the first $500 plus $2.30 for each additional $100.00 or fraction thereof, to and including $2,000	
$2,001 to 25,000	$75.48 for the first $2,000 plus $15.10 each additional $1,000 or fraction thereof, to and including $25,000	
$25,001 to 50,000	$422.67 for the first $25,000.00 plus $11.00 for each additional $1,000 or fraction thereof, to and including $50,000	
$50,001 to 100,000	$697.72 for the first $50,000 plus $7.68 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,001 to 500,000	$1,081.50 for the first $100,000 plus $6.14 for each additional $1,000 or fraction thereof, to and including $500,000	
$500,001 to 1,000,000	$3,537.72 for the first $500,000 plus $5.12 for each additional $1,000 or fraction thereof, to and including $1,000,000	
$1,000,001 and up	$6,096.26 for the first $1,000,000 plus $4.09 for each additional $1,000 or fraction thereof	

Mechanical Permit (IMC)		**$ Current Fee**
15.12.030	**Mechanical / Fuel Gas Permit**	
	For the issuance of each permit	56.00
	For issuing each supplemental permit	23.00
	Install or relocate gravity/forced air furnace to 100,000 btu/h	29.00
	Install or relocate gravity/forced air furnace over 100,000 btu/h	34.00
	Install or relocate each floor furnace, including vent	25.00
	Install or relocate suspended, recessed or floor mounted heater	25.00
	Install, relocate or replace appliance vent	18.00
	Repair or alter any heating, cooling, absorption or evaporative system	23.00
	Install or relocate boiler or compressor to 3 hp	25.00
	Install or relocate absorption system to 100,000 btu/h	25.00
	Install or relocate boiler or compressor 3-15 hp	45.00
	Install or relocate absorption system 100,000-500,000 btu/h	45.00
	Install or relocate boiler or compressor 15-30 hp	62.00
	Install or relocate absorption system 500,000-1,000,000 btu/h	62.00
	Install or relocate boiler or compressor 30-50 hp	95.00
	Install or relocate absorption system 1,000,000-1,750,000 btu/h	95.00
	Install or relocate boiler or compressor over 50 hp	170.00
	Install or relocate absorption system over 1,750,000 btu/h	170.00
	Each air-handling unit up to 10,000 cfm and attached ducts	23.00
	Each air-handling unit over 10,000 cfm	34.00
	Each evaporative cooler other than portable type	23.00
	Each ventilation fan attached to a single duct	18.00
	Each ventilation system not part of heating or air conditioning system	23.00
	Installation of hood system serving any mechanical exhaust, including ducts	23.00
	Install or relocate domestic type incinerator	34.00
	Install or relocate commercial or industrial incinerator	129.00
	Install, relocate or alter any unclassified equipment	23.00
	Install Hydronic Heating- up to 1000 sq. ft	25.00
	Install Hydronic Heating- 1001 sq. ft. - 2500 sq. ft	39.00
	Install Hydronic Heating- 2501 sq. ft. - 5000 sq. ft	56.00
	Install Hydronic Heating- 5001 sq. ft. and over	85.00
	Gas-piping Systems to 5 outlets	18.00
	For each additional Gas-piping System outlet, per outlet	6.00

15.12.030	**Inspections**	
	Inspections outside normal business hours	113.00/hr
	Re-inspection fee	85.00/hr
	For which no fee is specifically indicated	85.00/hr
	Additional plan review required by changes, additions, or revisions to approved plans (minimum charge 1 hour)	113.00/hr

Electrical Code		**$ Current Fee**
15.20.010 3	**Valuation of Electrical Work**	
	1.00 to 500	37.00
	500.01 to 600	42.00
	600.01 to 700	47.00
	700.01 to 800	51.00
	800.01 to 900	56.00
	900.01 to 1,000	61.00
	1,000.01 to 1,100	65.00
	1,100.01 to 1,200	71.00
	1,200.01 to 1,300	76.00
	1,300.01 to 1,400	81.00
	1,400.01 to 1,500	85.00
	1,500.01 to 1,600	90.00
	1,600.01 to 1,700	95.00
	1,700.01 to 1,800	99.00
	1,800.01 to 1,900	104.00
	1,900.01 to 2,000	110.00
	2,000.01 to 3,000	124.00
	3,000.01 to 4,000	143.00
	4,000.01 to 5,000	162.00
	5,000.01 to 6,000	181.00
	6,000.01 to 7,000	201.00
	7,000.01 to 8,000	220.00
	8,000.01 to 9,000	239.00
	9,000.01 to 10,000	259.00
	10,000.01 to 11,000	277.00
	11,000.01 to 12,000	297.00
	12,000.01 to 13,000	316.00
	13,000.01 to 14,000	336.00
	14,000.00 to 15,000	355.00
	15,000.01 to 16,000	375.00
	16,000.01 to 17,000	412.00
	17,000.01 to 18,000	432.00
	18,000.01 to 19,000	451.00
	19,000.01 to 20,000	471.00
	20,000.01 to 21,000	490.00
	21,000.01 to 22,000	509.00
	22,000.01 to 23,000	528.00
	23,000.01 to 24,000	548.00
	24,000.01 to 25,000	568.00
	25,000.01 to 50,000 = $568 for the first $25,000.00, plus $11 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	
	50,000.01 to 100,000 = $1,023 for the first $50,000.00, plus $8 for each additional $1,000.00 or fraction thereof, to and including $100,000.00	
	100,000.01 and Up = $1,554 for the $100,000.00 plus $6 for each additional $1,000.00 or fraction thereof	

	Connect all temporary services	36.00
	Work started before the permit was issued	2X times the permit fee
	Re-inspection Fees	102.00/hr*
	Inspections for Which No Fee is Indicated; minimum 1/2 hour charge	102.00/hr*
	Additional Plan Review, minimum ½ hour charge; for review required by changes, additions or revisions to plans.	102.00/hr*
	Use of Outside Consultants	Actual Costs**
	Electrical Plan reviews	65% of Permit Fee
	Failed Final Inspection Fee	102.00
	* Or the total hourly cost to the jurisdiction, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits for the employees involved. Minimum charge is one hour.	
	** Actual costs include administrative and overhead costs.	

Plumbing Permits		**$ Current Fee**
15.24.030	**Plumbing and Fuel Gas Permits**	
	For issuing each permit	56.00
	For each plumbing fixture on one trap or set of fixtures on one trap (including water, drainage piping and backflow protection)	18.00
	For each building sewer and trailer park sewer	29.00
	Rainwater systems – per drain (inside building)	18.00
	For each water heater and/or vent	18.00
	For each gas-piping system of one to five outlets	18.00
	For each additional gas-piping system outlet, per outlet	6.00
	For each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	18.00
	For each installation, alteration or repair of water piping and/or water treating equipment, each fixture	18.00
	For each repair or alteration of drainage or vent piping, each fixture	18.00
	For each lawn sprinkler system on any one meter including backflow protection devices	18.00
	For atmospheric-type vacuum breakers not included in Item #10:	1.00
	1 to 5 each	18.00
	over 5 each	6.00
	For each backflow protective device, other than atmospheric-type vacuum breakers:	
	2 inch diameter and smaller	18.00
	over 2 inches in diameter	29.00
	Install Hydronic Heating- up to 1000 sq. ft	25.00
	Install Hydronic Heating- 1001 sq. ft. - 2500 sq. ft	39.00
	Install Hydronic Heating- 2501 sq. ft. - 5000 sq. ft	56.00
	Install Hydronic Heating- 5001 sq. ft. and over	85.00
	For each Fire Sprinkler System	18.00
	Inspections	
	Inspections outside normal business hours	113.00/hr
	Re-inspection fee	85.00/hr
	Inspections for which no fee is specifically indicated	85.00/hr
	Additional plan review required by changes, additions, or revisions to approved plans (minimum charge 1 hour)	113.00/hr

Flood Damage Prevention		**$ Current Fee**
15.30.110	**Floodplain Development Permit**	
	Non-refundable Application Fee	53.00
	Scale of project is determined by the Floodplain Administrator and examples of projects are included in the application:	

	Small Scale	317.00
	Large Scale	794.00
	Floodplain Map Revision (CLOMR and LOMR) Application	1,271.00
	Permit Revisions: half the cost of the original permit	
	Variance Application	794.00
	No Fee Specifically Indicated	155.00/hr
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
	Third Party Technical Review	Actual Cost

Contractor Licensing		**$ Current Fee**
15.36.034	**Classification:**	
	General Contractor (Class A)	451.00
	Building Contractor (Class B)	451.00
	Building Contractor Restricted (Class Br)	451.00
	Residential Contractor (Class C)	451.00
	Electrical Contractor	451.00
	Low Voltage Electrical Contractor	451.00
	Plumbing Contractor	451.00
	HVAC Contractor	451.00
	Woodstove/Gas Stove Installer	451.00
	Gas Service Contractor	451.00
	Proprietary Homeowner Contractor	451.00
	Specialty Solar Panel Installer	451.00
	Specialty Licenses	451.00
15.36.038	**Renewal Late Fee:**	
	General Contractor (Class A)	35.00
	Building Contractor (Class B)	35.00
	Building Contractor Restricted (Class Br)	35.00
	Residential Contractor (Class C)	35.00
	Plumbing Contractor	35.00
	HVAC Contractor	35.00
	Gas Service Contractor	35.00
	Proprietary Homeowner Contractor	35.00
	Specialty Solar Panel Installer	35.00
	Specialty Licenses	35.00
15.36.050 G	**Certificates of Qualification**	
	Initial Certificate	170.00
	Renewal of Certificate	85.00
15.36.038	Renewal Late Fee	35.00

Demolition Standards		**$ Current Fee**
15.38.010	**Demolition Permit**	
	Non-refundable Application Fee	53.00
	Demolition Permit	265.00
	Permit Revisions: half the cost of the original permit	
	No Fee Specifically Indicated	159.00/hr
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
	Third Party Technical Review	Actual Cost

Grading, Erosion Control, and StormwaterManagement		**$ Current Fee**
LDR: 5.7	**Grading Permit**	
	Non-refundable Application Fee	53.00

Individual Residential (Primary + 1 accessory):	
Statement	212.00
Plan Level	636.00
Multi-Unit Residential (3+ Units)	
Statement	212.00/unit
Plan Level	370.00/unit
Multi-Lot Residential/Subdivision: Plan Level Only	370.00/lot
Commercial Development: $0.10/square foot of total development area; minimum fee $200	
Permit Revisions: One Hour Minimum	155.00/hr
Fee Not Specifically Indicated	155.00/hr
Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
Third Party Technical Review	Actual Cost

Cemetery		**$ Current Fee**
Res 05-28	**Fees:**	
	Internment - Open/Close Full	522.00
	Internment - Open/Close Cremation	74.00
	Weekend / Holiday Charge	148.00
	Deed Filing Fee	30.00
	Winter Charge (Dec 1 - April 30)	148.00
	Plot Purchase - Full	447.00
	Plot Purchase - Cremation/Infant	148.00
	Disinterment - Open/Close Full	671.00
	Disinterment - Open/Close Cremation	148.00

RESOLUTION 25-18, APPENDIX A
FEE SCHEDULE, EFFECTIVE JULY 22, 2025

This Schedule excludes Water, Sewer, and Capacity Fees found in Title 13

Business License		$ Current Fee
5.16.010	**Sales Tax Collecting**	
	less than 10 employees	133.00
	11-49 employees	267.00
	50-99 employees	400.00
	100 employees, or more	667.00
5.16.020	**Non-Sales Tax Collecting**	
	less than 10 employees	174.00
	11-49 employees	387.00
	50-99 employees	521.00
	100 employees, or more	868.00
5.16.025	**Independent Contractors and Agents**	133.00
5.16.027	**Commercial Rentals**	135.00
5.16.027	**Residential Rentals**	135.00
5.06.130	**Solicitation - Commercial**	135.00
5.06.150	**Solicitation - Highway or Street**	135.00
5.20.010	**Installation Permit**	34.00
5.32.040	**Pawnbroker**	35.00
5.20.020	**Exposition Licenses**	
	5 or fewer vendors; for-profit expositions	139.00
	more than 5 vendors; for-profit expositions	278.00
	5 or fewer vendors; non-profit expositions	70.00
	more than 5 vendors; non-profit expositions	139.00
5.12.080 A	**Application Fee, Non-Refundable Portion**	
	processing fee for denied license	50.00
5.04.026 B	**Renewal Late Fee**	
	$33 per month on January 31st	34.00
5.12.130	**Change of Location Fee**	
	notice given on new application	50.00

Ground Transportation		$ Current Fee
5.50.040 B	**Transportation License**	
	< 10 employees	133.00
	> 10 employee	267.00
5.50.050 B	**Vehicle License Permit**	
	>30 mpg	51.00
	< 30 mpg	77.00
5.50.060 B	**Operator License Permit**	
	new	127.00
	renewal	64.00
5.50.085	**Taxi Fares**	
	see Resolution #21-10 "A RESOLUTION ESTABLISHING A GROUND TRANSPORTATION FARE MAP"	
	https://www.jacksonwy.gov/575/Taxi-Fee-Information	

Miscellaneous		$ Current Fee
Public Records		
	Copy	
	electronic document, *per document*	15.00
	black and white paper	0.29/page
	color paper	0.56/page
	Plotted Map	
	size 11x17, each	Actual Cost
	size 24x36, each	Actual Cost
	size 36x54, each	Actual Cost
	Photograph	17.00
	Police Report	17.00
	LDRs and Comprehensive Plan	65.00
	Research / Compilation Services	18.00
	External electronic media (disk, usb drive, etc.)	17.00
	Postage / shipping	Actual Cost
	Other special circumstances	Actual Cost
Vehicle Inspection		10.00
Application Submittal Fee		$5/Application
Credit Card Transaction Fee		2.55%/Transaction
Public Intoxication Administrative Fee (Set by Ordinance)		25.00
DUI Administrative Fee (Set by Ordinance)		
	Convicted	800.00
	Deferred	750.00
Boot list Administrative Fee (Set by Ordinance)		50.00
Municipal Court Record Search		10.00

Jackson Hole Airport		$ Current Fee
2.36.120	**Passenger Boarding Fee**	
	Per passenger enplaning commercial aircraft, not to exceed	6.00

Liquor License		$ Current Fee
6.20.006 C	**Annual Liquor License**	
	Bar and Grill: renewal	3,726.00
	Bar and Grill: new application	10,500.00
	Limited Retail (Club)	529.00
	Microbrewery	500.00
	Resort	3,000.00
	Restaurant	3,000.00
	Retail	1,500.00
	Satellite Manufacturer	100.00
	Satellite Winery	100.00
	Winery	500.00
	Special Malt Beverage	1,000.00
	Resort Hotel	3,000.00
6.20.006 D	**Temporary, 24-Hour Permits**	
	Catering	50.00
	Malt Beverage	50.00

	Manufacturer's Off-Premises	50.00

Animal Shelter Impounding, Board, Adoption		$ Proposed Fee
7.02.040 B	**Capture of Animals, Impoundment**	
	First	35.00
	Same animal, second within one year	49.00
	Same animal, third within one year	69.00
	Same animal fourth and more within one year	138.00
	Impoundment, Boarding	
	First 24-hours included in impoundment fee	-
	per animal for each 24-hours	21.00
7.02.050	**Adoption**	
Res 09-04	Dog, impounded for 7+ days	124.00
Res 09-04	Cat, impounded for 7+ days	107.00

Animal Control and Dog License		$ Current Fee
7.12.025	**Owner Surrender**	39.00
	Rabies voucher	29.00
	Dog License	
	Altered	12.00
	Unaltered	29.00

Health and Safety, Alarms		$ Current Fee
8.32.090	**Police or Fire/EMS response to a false alarm**	219.00

Waste Reduction Fee (Plastic Bag)		$ Current Fee
8.36.020 J	**Consumer Waste Reduction Fee, paper or plastic bag**	0.20
8.36.050 A	Store retains	0.10
8.36.050 B	Remit to Town of Jackson	0.10
8.36.070 D	Late remittance to Town of Jackson	10.00
8.36.070	**Audit and Violations**	
8.36.070 C	First conviction	58.00
8.36.070 C	Second conviction	117.00
8.36.070 C	Third Conviction goes to Municipal Court	-

Engineering Fees		$ Current Fee
	Sewer and Water County Connection Request (Application) Fee	
	Non-Refundable Application Fee	53.00
	Single Lot	102.00
	Central System	1,023.00
	Staff Review	$155/hour
	Fees are for each utility connected	
	Sewer and Water Connection and Use Agreement Fee	
	Non-Refundable Application Fee	53.00
	Single Lot	102.00
	Central System	1,023.00
	Staff Review	$155/hour
	Fees are for each utility connected	
	Sewer and Water Connection Permit (SWP) for County Connections	
	Non-Refundable Application Fee	53.00
	Permit Fee - Each Utility: Individual Residential (Primary + 1 accessory):	465.00
	Permit Fee - Each Utility: Multi-Unit Residential (3+ Units)	900.00
	Permit Fee - Each Utility: Multi-Lot Residential/Subdivision	465.00/Lot

	Permit Fee - Each Utility: Non-Residential Development	1,680.00
	Inspections	$155/hour

Encroachment Permit		**$ Current Fee**
12.08.030	**Encroachment Agreements**	
	Non-Refundable Application Fee	53.00
	Request for Encroachment	637.00
	Encroachment Agreement	637.00
	Crane in PROW (set in crane agreements, per license)	880.00
	Crane Swing in PROW (set in crane agreements, per license)	622.00
	Crane Agreement Annual Renewal	500.00
	Amendments to Agreements: ~~Half the cost of the Agreement Fee~~	500.00
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work)	
12.08.060	**Encroachment Activity:**	
	~~Minimum Fee: Non-Refundable, applied to full Permit Fee~~ Non-Refundable Application Fee	53.00
	Amendment to Permit: Non-refundable	27.00
	Utility Excavation in public paved surface- per utility	529.00
	Utility Excavation in public gravel surface - per utility	317.00
	Utility Excavation in public unimproved/landscaped - per utility	317.00
	Driveway cuts/curb cuts installation/replacement - each	190.00
	Curb and gutter installation - Linear Feet of Curb, 50 feet Minimum	190.00
	Sidewalk installation - Square Feet of Sidewalk, 50 feet Minimum	190.00
	Construction-related, occupy street travel lane - Linear Feet of Curb, 50 feet Minimum	100.00
	Construction-related, occupy bike travel lane/pathway/cycle track – Linear Feet of Curb, 50 feet Minimum	22.00
	Construction-related, occupying sidewalk and buffer area – Linear Feet of Curb, 50 feet Minimum	17.00
	Construction-related, occupy public alley - per day	190.00
	Construction-related, occupy time-restricted parking space - per space/day	94.00
	Construction-related, occupy non-time restricted parking space - per space/day	53.00
	House moving, per mile/day in town	1,351.00
	Other, as deemed appropriate by Public Works Director	
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work)	
	Excavation, Construction, and Occupancy fees are cumulative	
	Fees are per the table unless otherwise noted, conditioned, or regulated (e.g. restrictions for winter snow removal ordinance). Minimum permit fees may apply. Minimum pay quantity is as shown.	
	Fees are non-refundable, unless staff determines that it was notified prior to the permitted dates that the permitted activity would not occur or staff knows the activity did not occur.	
	Full lane closure is inclusive of adjacent parking, does not include sidewalk and buffer area fee.	
	Fee Waivers are in accordance with the Planning Permit Fee Waiver policy or other established agreements.	

Parklet Permit		**$ Current Fee**
12.10.050 A	Annual Parklet fee	3,500.00

Special Event Permit	**$ Current Fee**

12.28.050 F	**Applicants:**	
	Non-Profit	31.00
	For-Profit, including commercial film/photo	1,059.00
	Expressive Activity	-

Planning Permit	**$ Current Fee**
Fee Waiver	
The Town Council may reduce, defer, or waive application fees upon request if the proposed project advances significant community goals, which include but are not limited to, the following:	
1. A project that is sponsored by a governmental entity, or a project that received public funding.	
2. A project that provides extraordinary charitable, civic, educational, or similar benefits to the community.	
Such requests shall be submitted, for action by the Town Council, to the Planning Director within 30 days of receipt and prior to the submittal of an application. All requests shall be made prior to initiating a project as set forth in LDR Division 5100.	
Fees are non-refundable once processing has commenced unless staff has determined that the permit is unnecessary.	
General Pre-Application Conference (per Pre-App meeting)	
Sketch Plan, Special Use, Planned Unit Development	813.00
Conditional Use, Development Plan, Map Amendment	406.00
Development Option Plan	406.00
Grading & Erosion Control	204.00
Optional/Elective Conference with:	
Staff	204.00
Planning Commission or Town Council	Original Fee
Design Review Committee	270.00
Physical Development	
Sketch Plan, Development Plan	3,387.00
Sign Permit	
Per Sign	101.00
Master Signage Plan	406.00
Basic Use Permit	678.00
Basic Use Permit - Short-Term Rental	
Initial Application Fee - per bedroom	529.00
Annual Renewal Fee	529.00
Conditional Use Permit	
Use Permit only	3,387.00
Concurrent with application requiring public hearing	678.00
Special Use Permit	3,387.00
Development Option or Subdivision	
Development Option Plan	678.00
Subdivision Plat, *plus technical review fee*	1,355.00
Exempt Land Division	No Charge
Boundary Adjustment	
Plat Required, *plus technical review fee*	1,355.00
Without Plat, *plus technical review fee*	610.00
Interpretations	
Formal Interpretation	678.00
Zoning Compliance Verification	678.00
Amendments	

	LDR Text	2,033.00
	Zoning Map	2,033.00
	Planned Unit Development	2,033.00
	Relief	
	Administrative Adjustment	678.00
	Variance	678.00
	Appeal of Administrative Decision	678.00
	Beneficial Use Determination	1,355.00
	Enforcement	
	After-the-Fact Permit	Initial Fee X 2
	Amendments of Permits or Approvals	
	Re-Submittal while in review process	Half Initial Fee
	To approved plans and permits, *fee for permit review required by net change in density/inter*	Calculation
	To condition requiring Council approval	678.00
	Miscellaneous	
	Administrative decision elevated to public hearing	678.00
	Planner of Day, miscellaneous services, research, per hour	105.00
	Third party or consultant fees	Actual Cost

Building Permit (IBC)		**$ Current Fee**
15.04.020 7	**Deposit on Building Permit**	
	Non-refundable, applied to full BP fee	564.00
15.04.090	**New Buildings and Additions**	
	Single Family Residence	1.70/sf
	Commercial, Office, Multi-family and similar	1.13/sf
	Warehouse, storage and similar	1.70/sf
15.04.090	**Remodels and Alterations**	
Total Valuation	*Fee Calculation*	
$1 to 17,000		288.00
$17,001 to 40,000	$288 for the first $17,000 plus $12 for each additional $1000 or fraction thereof, to and including $40,000	
$40,001 to 100,000	$549 for the first $40,000 plus $10 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,001 to 500,000	$1,157 for the first $100,000 plus $8 for each additional $1,000 or fraction thereof, to and including $500,000	
$500,001 to $1,000,000	$4,313 for the first $500,000 plus $6 for each additional $1,000 or fraction thereof, to and including $1,000,000	
$1,000,001 to $5,000,000	$7,130 for the first $1,000,000 plus $4 for each additional $1,000 or fraction thereof, to and including $5,000,000	
$5,000,000 and up	$20,654 for the first $5,000,000 plus $2 for each additional $1,000 or fraction thereof	
	Plan Review Fee	
	Plan review fee assessed @ 65% of building permit fee (cost per/sf + cost per total valuation as provided above)	
15.04.090	**Other Inspections**	
	Outside normal business hours	113.00/hr
	Re-inspection under Section 305(g)	85.00/hr
	No fee specifically indicated	85.00/hr
	Review of revisions made to Approved Plan	113.00/hr

Fire Permits (IFC and IWUIC)		**$ Current Fee**
15.08.010	All construction plan reviews; 2 hour minimum charge	154.00/hr

	All construction plan resubmittal reviews, 1/2 hour minimum charge	102.00/hr
	Annual existing building inspection	102.00
	Use of outside consultants	Actual Costs
	Re-inspection of new construction	102.00/hr
	New business registration for existing buildings	102.00
	Re-inspection after more than 2 failed inspections of existing buildings	256.00
	Operational permits	102.00
	Fire Protection Construction Permit Valuation	
Total Valuation	*Fee Calculation*	
$1.00 to $500		41.00
$501 to 2,000	$41.00 for the first $500 plus $2.30 for each additional $100.00 or fraction thereof, to and including $2,000	
$2,001 to 25,000	$75.48 for the first $2,000 plus $15.10 each additional $1,000 or fraction thereof, to and including $25,000	
$25,001 to 50,000	$422.67 for the first $25,000.00 plus $11.00 for each additional $1,000 or fraction thereof, to and including $50,000	
$50,001 to 100,000	$697.72 for the first $50,000 plus $7.68 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,001 to 500,000	$1,081.50 for the first $100,000 plus $6.14 for each additional $1,000 or fraction thereof, to and including $500,000	
$500,001 to 1,000,000	$3,537.72 for the first $500,000 plus $5.12 for each additional $1,000 or fraction thereof, to and including $1,000,000	
$1,000,001 and up	$6,096.26 for the first $1,000,000 plus $4.09 for each additional $1,000 or fraction thereof	

Mechanical Permit (IMC)		**$ Current Fee**
15.12.030	**Mechanical / Fuel Gas Permit**	
	For the issuance of each permit	56.00
	For issuing each supplemental permit	23.00
	Install or relocate gravity/forced air furnace to 100,000 btu/h	29.00
	Install or relocate gravity/forced air furnace over 100,000 btu/h	34.00
	Install or relocate each floor furnace, including vent	25.00
	Install or relocate suspended, recessed or floor mounted heater	25.00
	Install, relocate or replace appliance vent	18.00
	Repair or alter any heating, cooling, absorption or evaporative system	23.00
	Install or relocate boiler or compressor to 3 hp	25.00
	Install or relocate absorption system to 100,000 btu/h	25.00
	Install or relocate boiler or compressor 3-15 hp	45.00
	Install or relocate absorption system 100,000-500,000 btu/h	45.00
	Install or relocate boiler or compressor 15-30 hp	62.00
	Install or relocate absorption system 500,000-1,000,000 btu/h	62.00
	Install or relocate boiler or compressor 30-50 hp	95.00
	Install or relocate absorption system 1,000,000-1,750,000 btu/h	95.00
	Install or relocate boiler or compressor over 50 hp	170.00
	Install or relocate absorption system over 1,750,000 btu/h	170.00
	Each air-handling unit up to 10,000 cfm and attached ducts	23.00
	Each air-handling unit over 10,000 cfm	34.00
	Each evaporative cooler other than portable type	23.00
	Each ventilation fan attached to a single duct	18.00
	Each ventilation system not part of heating or air conditioning system	23.00
	Installation of hood system serving any mechanical exhaust, including ducts	23.00
	Install or relocate domestic type incinerator	34.00

	Install or relocate commercial or industrial incinerator	129.00
	Install, relocate or alter any unclassified equipment	23.00
	Install Hydronic Heating- up to 1000 sq. ft	25.00
	Install Hydronic Heating- 1001 sq. ft. - 2500 sq. ft	39.00
	Install Hydronic Heating- 2501 sq. ft. - 5000 sq. ft	56.00
	Install Hydronic Heating- 5001 sq. ft. and over	85.00
	Gas-piping Systems to 5 outlets	18.00
	For each additional Gas-piping System outlet, per outlet	6.00
15.12.030	**Inspections**	
	Inspections outside normal business hours	113.00/hr
	Re-inspection fee	85.00/hr
	For which no fee is specifically indicated	85.00/hr
	Additional plan review required by changes, additions, or revisions to approved plans (minimum charge 1 hour)	113.00/hr

Electrical Code		**$ Current Fee**
15.20.010 3	**Valuation of Electrical Work**	
	1.00 to 500	37.00
	500.01 to 600	42.00
	600.01 to 700	47.00
	700.01 to 800	51.00
	800.01 to 900	56.00
	900.01 to 1,000	61.00
	1,000.01 to 1,100	65.00
	1,100.01 to 1,200	71.00
	1,200.01 to 1,300	76.00
	1,300.01 to 1,400	81.00
	1,400.01 to 1,500	85.00
	1,500.01 to 1,600	90.00
	1,600.01 to 1,700	95.00
	1,700.01 to 1,800	99.00
	1,800.01 to 1,900	104.00
	1,900.01 to 2,000	110.00
	2,000.01 to 3,000	124.00
	3,000.01 to 4,000	143.00
	4,000.01 to 5,000	162.00
	5,000.01 to 6,000	181.00
	6,000.01 to 7,000	201.00
	7,000.01 to 8,000	220.00
	8,000.01 to 9,000	239.00
	9,000.01 to 10,000	259.00
	10,000.01 to 11,000	277.00
	11,000.01 to 12,000	297.00
	12,000.01 to 13,000	316.00
	13,000.01 to 14,000	336.00
	14,000.00 to 15,000	355.00
	15,000.01 to 16,000	375.00
	16,000.01 to 17,000	412.00
	17,000.01 to 18,000	432.00
	18,000.01 to 19,000	451.00
	19,000.01 to 20,000	471.00
	20,000.01 to 21,000	490.00
	21,000.01 to 22,000	509.00

	22,000.01 to 23,000	528.00
	23,000.01 to 24,000	548.00
	24,000.01 to 25,000	568.00
	25,000.01 to 50,000 = $568 for the first $25,000.00, plus $11 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	
	50,000.01 to 100,000 = $1,023 for the first $50,000.00, plus $8 for each additional $1,000.00 or fraction thereof, to and including $100,000.00	
	100,000.01 and Up = $1,554 for the $100,000.00 plus $6 for each additional $1,000.00 or fraction thereof	
	Connect all temporary services	36.00
	Work started before the permit was issued	2X times the permit fee
	Re-inspection Fees	102.00/hr*
	Inspections for Which No Fee is Indicated; minimum 1/2 hour charge	102.00/hr*
	Additional Plan Review, minimum ½ hour charge; for review required by changes, additions or revisions to plans.	102.00/hr*
	Use of Outside Consultants	Actual Costs**
	Electrical Plan reviews	65% of Permit Fee
	Failed Final Inspection Fee	102.00
	* Or the total hourly cost to the jurisdiction, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits for the employees involved. Minimum charge is one hour.	
	** Actual costs include administrative and overhead costs.	

Plumbing Permits		**$ Current Fee**
15.24.030	**Plumbing and Fuel Gas Permits**	
	For issuing each permit	56.00
	For each plumbing fixture on one trap or set of fixtures on one trap (including water, drainage piping and backflow protection)	18.00
	For each building sewer and trailer park sewer	29.00
	Rainwater systems – per drain (inside building)	18.00
	For each water heater and/or vent	18.00
	For each gas-piping system of one to five outlets	18.00
	For each additional gas-piping system outlet, per outlet	6.00
	For each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps	18.00
	For each installation, alteration or repair of water piping and/or water treating equipment, each fixture	18.00
	For each repair or alteration of drainage or vent piping, each fixture	18.00
	For each lawn sprinkler system on any one meter including backflow protection devices	18.00
	For atmospheric-type vacuum breakers not included in Item #10:	1.00
	1 to 5 each	18.00
	over 5 each	6.00
	For each backflow protective device, other than atmospheric-type vacuum breakers:	
	2 inch diameter and smaller	18.00
	over 2 inches in diameter	29.00
	Install Hydronic Heating- up to 1000 sq. ft	25.00
	Install Hydronic Heating- 1001 sq. ft. - 2500 sq. ft	39.00
	Install Hydronic Heating- 2501 sq. ft. - 5000 sq. ft	56.00
	Install Hydronic Heating- 5001 sq. ft. and over	85.00
	For each Fire Sprinkler System	18.00
	Inspections	
	Inspections outside normal business hours	113.00/hr

	Re-inspection fee	85.00/hr
	Inspections for which no fee is specifically indicated	85.00/hr
	Additional plan review required by changes, additions, or revisions to approved plans (minimum charge 1 hour)	113.00/hr

Flood Damage Prevention		**$ Current Fee**
15.30.110	**Floodplain Development Permit**	
	Non-refundable Application Fee	53.00
	Scale of project is determined by the Floodplain Administrator and examples of projects are included in the application:	~~1.00~~
	Small Scale	317.00
	Large Scale	794.00
	Floodplain Map Revision (CLOMR and LOMR) Application	1,271.00
	Permit Revisions: half the cost of the original permit	
	Variance Application	794.00
	No Fee Specifically Indicated	155.00/hr
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
	Third Party Technical Review	Actual Cost

Contractor Licensing		**$ Current Fee**
15.36.034	**Classification:**	
	General Contractor (Class A)	451.00
	Building Contractor (Class B)	451.00
	Building Contractor Restricted (Class Br)	451.00
	Residential Contractor (Class C)	451.00
	Electrical Contractor	451.00
	Low Voltage Electrical Contractor	451.00
	Plumbing Contractor	451.00
	HVAC Contractor	451.00
	Woodstove/Gas Stove Installer	451.00
	Gas Service Contractor	451.00
	Proprietary Homeowner Contractor	451.00
	Specialty Solar Panel Installer	451.00
	Specialty Licenses	451.00
15.36.038	**Renewal Late Fee:**	
	General Contractor (Class A)	35.00
	Building Contractor (Class B)	35.00
	Building Contractor Restricted (Class Br)	35.00
	Residential Contractor (Class C)	35.00
	Plumbing Contractor	35.00
	HVAC Contractor	35.00
	Gas Service Contractor	35.00
	Proprietary Homeowner Contractor	35.00
	Specialty Solar Panel Installer	35.00
	Specialty Licenses	35.00
15.36.050 G	**Certificates of Qualification**	
	Initial Certificate	170.00
	Renewal of Certificate	85.00
15.36.038	Renewal Late Fee	35.00

Demolition Standards		**$ Current Fee**
15.38.010	**Demolition Permit**	

	Non-refundable Application Fee	53.00
	Demolition Permit	265.00
	Permit Revisions: half the cost of the original permit	
	No Fee Specifically Indicated	159.00/hr
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
	Third Party Technical Review	Actual Cost

Grading, Erosion Control, and StormwaterManagement		**$ Current Fee**
LDR: 5.7	**Grading Permit**	
	~~Deposit on Grading Permit: Non-Refundable, applied to full Grading Permit Fee~~	
	Non-refundable Application Fee	53.00
	Individual Residential (Primary + 1 accessory):	
	Statement	212.00
	Plan Level	636.00
	Multi-Unit Residential (3+ Units)	
	Statement	212.00/unit
	Plan Level	370.00/unit
	Multi-Lot Residential/Subdivision: Plan Level Only	370.00/lot
	Commercial Development: $0.10/square foot of total development area; minimum fee $200	
	Permit Revisions: One Hour Minimum	155.00/hr
	Fee Not Specifically Indicated	155.00/hr
	Compliance Fees: Two times the regular fee (Failure to obtain permit prior to commencing the work - not including Emergency Waiver)	
	Third Party Technical Review	Actual Cost

Cemetery		**$ Current Fee**
Res 05-28	**Fees:**	
	Internment - Open/Close Full	522.00
	Internment - Open/Close Cremation	74.00
	Weekend / Holiday Charge	148.00
	Deed Filing Fee	30.00
	Winter Charge (Dec 1 - April 30)	148.00
	Plot Purchase - Full	447.00
	Plot Purchase - Cremation/Infant	148.00
	Disinterment - Open/Close Full	671.00
	Disinterment - Open/Close Cremation	148.00

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Town Council Regular
Submitting Department:	Legal	**Presenter:**	Lea Colasuonno
Agenda Item:	Renewal CenturyLink Franchise Agreement	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for Council to review and consider entering a new franchise agreement between the Town and Qwest Corporation (d/b/a CenturyLink, and CenturyLink hereafter).

Requested Action.
Staff request the Council review and consider the ordinance for a new franchise agreement between the Town and CenturyLink for a five-year term attached to this staff report.

Recommendations.
Staff recommend the Council approve the ordinance.

Background.
The Town and CenturyLink last entered into a franchise, pursuant to which CenturyLink provides telecommunications services to residents and businesses within the Town, in 2019. The term of the franchise was four years, or until December 31, 2023, after which time the franchise became a "holdover" franchise on a month-to-month basis through June 30, 2024.

In accordance with the provisions of the existing franchise, the Town Attorney contacted CenturyLink in May of 2023 to enter "good faith negotiations regarding renewal of the franchise." The negotiations have been challenging; they just resolved and resulted in the attached ordinance.

CenturyLink provides both residential and commercial internet services in the Town of Jackson.

Analysis & Key Policy Question.
All key policy questions were provided and reviewed in the June 16, 2025 and July 7, 2025 staff reports.

Possible Alternatives.
Council may elect to terminate the franchise and direct the Town Attorney to provide options for next steps with respect to CenturyLink.

Comprehensive Plan & Priority Alignment.
This item aligns with Section 8, quality service delivery to the public, as reliable and quality communications infrastructure is critical to, not only economic health, but general health, safety, and welfare of residents and visitors alike.

Fiscal Impact.
The fiscal impact of entering a new franchise is revenue positive from he previous version. The existing franchise requires a flat payment of $25,000 whereas the new agreement sets that amount as the minimum, and includes a 3% escalator annually.

Staff Impact.
The staff impact of this item has been in the Legal Department, estimated at 85 hours, and Public Works and Administration, estimated at a combined 12 hours.

Attachments or Links.
Ordinance 1443.

Suggested Motion.
I move to approve Ordinance Y, an ordinance granting a franchise to Qwest Corporation *dba CenturyLink QC*, on third reading and designate it Ordinance 1443.

ORDINANCE 1443

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

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

SECTION I.

WHEREAS, the Town Council, having determined that Qwest Corporation dba CenturyLink QCs ("Grantee") is willing to provide the services, facilities, and equipment necessary to meet the needs and interests of the Town of Jackson, Wyoming ("Franchising Authority"), and is willing to be bound by conditions of Applicable Law, and by binding agreement to serve the public interest, does hereby ordain as follows:

FINDINGS

In the review of the request for renewal by Grantee and negotiations related thereto, and as a result of a public hearing, the Town makes the following findings:

1. Grantee's technical ability, financial condition, legal qualifications, and character were considered and approved in a full public proceeding after due notice and a reasonable opportunity to be heard;
2. Grantee's plans for operating the System were considered and found adequate and feasible in a full public proceeding after due notice and a reasonable opportunity to be heard;
3. The Franchise granted to Grantee by the Town complies with the existing applicable State statutes, federal laws and regulations;
4. Grantee has substantially complied with the material terms of the current Franchise under Applicable Law; and
5. The Franchise granted to Grantee is nonexclusive.

SECTION 1
Definition of Terms

1.0 Definitions. For the purpose of this Franchise, the following terms, phrases, words, and abbreviations shall have the meanings ascribed to them below. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number:

A. "Applicable Law" means all federal, state, and local laws, statutes, codes, ordinances, resolutions, orders, rules, and regulations including, but not limited to, FCC resolutions, orders, rules, regulations, the Communications Act, and all administrative and judicial decisions interpreting the same.

B. "Communications Act" or "Act" collectively means the Federal Communications Act of 1934, as amended.

C. "Communications" or "Communications Services" means Telecommunications Services, as defined in Wyo. Stat 37-15-101 and the Communications Act and 47 U.S.C. § 153(53). Neither "Communications" nor Communications Services" shall include Cable Services or Multichannel Video Programming ("MVPD) Services as both are defined in 47 U.S.C. § 522. In order to provide Cable Services or MVPD services, Grantee must obtain a Cable or MVPD franchise.

D. "Emergency" means an unforeseen combination of circumstances or the resulting state of such circumstances that require immediate action to avoid imminent danger to health, safety, or property.

E. "FCC" means Federal Communications Commission or successor governmental entity thereto.

F. "Franchise" shall mean the initial authorization, or renewal thereof, issued by the Franchising Authority, whether such authorization is designated as a franchise, permit, license, resolution, contract, certificate, or otherwise, which authorizes construction and operation of the System.

G. "Franchising Authority" means the Town of Jackson, Wyoming, or the lawful successor, transferee, or assignee thereof.

H. "Grantee" means Century Link, or the lawful successor, transferee, or assignee thereof.

I. "Gross Revenues" means any revenue received by the Grantee from the operation of the System in the Service Area as specified in Appendix A, from the sale of Communication Services within the Town limits. Gross Revenues shall not include: (1) any fees or taxes which are imposed directly or indirectly on any Subscriber thereof by any governmental unit or agency, and which are collected by the Grantee on behalf of such governmental unit or agency; and, (2) uncollectible revenues from customers within the Town limits, subject to inclusion when collected.

J. "Person" means an individual, partnership, association, joint stock Grantee, trust, corporation, or governmental entity.

K. "Public Ways" shall mean the surface of, and the space below and above, any existing or hereafter established public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, parkway, way, lane, public way, drive, circle, or other Public Way, dedicated primarily to public travel or utility use, including, but not limited to, utility strips expressly dedicated to the Franchising Authority, which, by virtue of the terms of dedication, the Franchising Authority may permit Grantee to use and occupy for purposes of installing the System to provide Telecommunications Communications Services.

L. "Service Area" means the present municipal boundaries of the Franchising Authority, and shall include any additions thereto by annexation or other legal means.

M. "Subscriber" or "Customer" means a Person or user of the System who lawfully receives Communications Services or other services provided by Grantee with the Grantee's express permission.

N. "System" shall have the meaning and refer to, unless otherwise specified, the Grantee's infrastructure constructed and operated in the Public Ways of the Town under this Agreement.

SECTION 2
Grant of Franchise

2.0 Grant. Subject to the ongoing supervision of the Franchising Authority, and subject to the exercise of the Franchising Authority's police powers, the Franchising Authority hereby grants to the Grantee a nonexclusive Franchise which authorizes the Grantee to construct, maintain and operate a wireline Communications Services System in, on, along, among, across, or under Public Ways within the Service Area.

A. The grant does not encompass the right to provide, or authorize others to use the facilities to provide Cable Services or MVPD Services. The Grant does not authorize Grantee to install, or permit others to install, wireless facilities. A separate franchise is required for such uses. In the event Grantee intends to commence providing services or to conduct any other activity not authorized by this Agreement, it must first request and obtain a separate franchise, license or other right of way use agreement from the Franchising Authority. This Agreement does not authorize the installation of any facilities other than the Grantee's Communications System.

B. At any time that Grantee ceases to operate as a provider of Communications Services, the Franchising Authority shall have the option, at its sole discretion and upon six (6) months' written notice to Grantee, to terminate this Agreement and request the removal of Grantee's facilities from the Public Ways, including the cost of any site remediation arising out of Grantee's use, at no cost to the Franchising Authority, without any liability to the Franchising Authority related directly or indirectly to such termination.

2.1 Purpose.

A. To the extent permitted by state and federal law, the Franchising Authority reserves the right to require and regulate the provision of services and facilities by Grantee. The central purpose of this Franchise is to define the general terms and conditions under which Grantee may occupy and use Public Ways to provide Communications Services. In consideration of and as part of the compensation for the Franchise, right, privilege and authority granted herein, the Grantee, its successors, and assigns, agree to furnish Communications Services to residents, persons and business of the Service Area.

B. The Franchise is not in lieu of: permits or approvals, or associated fees therefore, that may be required in connection with particular activities in the Public Ways, including, but not limited to occupancy permits, construction permits, building permits; traffic plans and authorizations that may be required under the land use codes of the Franchising Authority for particular placements or placements at particular locations, including, but not limited to design review requirements in historic districts; or licenses, leases or agreements that may be required for use of Franchising Authority property other than the Public Ways. Permits and authorizations must be applied for in a timely manner, and work may not commence before required permits or authorizations issue.

C. All work required of Grantee hereunder shall be performed at no cost to the Franchising Authority or to any governmental authority, except as specifically provided herein, or where required by Wyoming law.

2.2 Term. The initial term of this Franchise shall be five (5) years, commencing on the ___ day of _____, 2025, through and including the ___ day of _____, 2030, unless sooner terminated as provided herein.

Provided that Grantee is not in default in the performance of its obligations hereunder, this Franchise shall automatically renew for two (2) additional five (5) year terms, and year-to-year thereafter until either party gives notice of its intent to terminate the Franchise or unless otherwise terminated as provided herein. All the terms and conditions during the renewal period(s) shall be the same as during the initial term, unless modified by the parties in writing as provided herein. Renewal shall be deemed automatic without additional notice unless either party notifies the other in writing of non-renewal on or before six (6) months prior to the expiration of the current term.

SECTION 3
Minimum Conditions of Street Occupancy

3.0 Conditions of Street Occupancy. In occupying, entering into, and conducting work in the Public Ways, Grantee will comply with all applicable federal, state, and local laws and regulations, and in addition, comply with the following minimum conditions:

A. All transmission and distribution structures, other lines, and equipment installed by the Grantee pursuant to the terms hereof shall be located so as to not unreasonably interfere with the use of Public Ways for travel. Whenever it shall be necessary to install facilities, to bore, horizontally drill, dig or in any manner to disturb or interfere with any Public Ways, Grantee shall cause a minimum of interference with the proper use of Public Ways and with the rights and reasonable convenience of property owners who own property that adjoins any of such Public Ways, and shall not at any time encumber more of the streets than shall be reasonably necessary to enable the Grantee to fulfill the intent and purpose of this Franchise. The Grantee shall be required to obtain any necessary permit from the Franchising Authority prior to entering any Public Way. Applications must be submitted with ample time for review and approval to adhere to the timeframes indicated by Town policy/ordinance/code. The requested improvements and traffic control plan must be provided and approved by the Town Public Works Department prior to the start of any work.

B. All construction, modification, repair, and operation shall be performed in a manner that protects surrounding property from harm, and free of debris and anything of a dangerous, noxious, or offensive nature or which would create a hazard or undue vibration, heat, noise or interference. If the Franchising Authority gives Grantee written notice of a failure by Grantee to comply with this subsection B, Grantee shall use its best efforts to remedy such failure within forty-eight (48) hours after receipt of such written notice. If Grantee defaults in its obligations hereunder, the Franchising Authority may upon prior written notice perform the necessary work and charge the reasonable cost thereof to and collect the same from the Grantee. Notwithstanding the foregoing, in the event of an Emergency, or where the System creates or is contributing to an imminent danger to health, safety, or property, the Franchising Authority may remove, relay, relocate, or otherwise perform work necessary to address the dangerous condition without prior notice to Grantee. The

Franchising Authority shall make reasonable efforts to contact Grantee prior to performing such work, or immediately thereafter if prior notice is not practical.

C. Grantee shall at all times keep and maintain the System's facilities free of all graffiti located thereon. If Franchising Authority notifies Grantee that graffiti is located on the System facilities, Grantee shall remove the graffiti within ten (10) business days of the written notice. If Grantee defaults in its obligations hereunder the Franchising Authority may perform the necessary work and charge the reasonable cost thereof to and collect the same from the Grantee.

D. Whenever and wherever Grantee shall rebuild, relocate or construct new cables or lines within the Public Ways of the Town, such cables or lines shall be located in the alleys or utility easements of the Town, however, if such location is not feasible, then a different location within the Public Ways shall be selected, subject to approval of the Town Public Works Department. All transmission and distribution structures, other lines, and equipment shall be maintained in good condition, with neat and orderly appearance, and placed so as to minimize visual intrusions in the area in which they are placed.

E. The Grantee may trim trees or other natural growth overhanging any of its System in the Service Area to prevent branches from coming in contact with the Grantee's wires, cables or other equipment. The Grantee shall reasonably compensate the Franchising Authority for any damages caused to the Franchising Authority's property in the course of trimming, or shall, in Grantee's sole discretion perform the necessary work itself to redress the damage caused. Work must be performed in a manner satisfactory to the Franchising Authority (including, for example, with respect to the timing of tree replacement, and the type of tree to be planted).

F. Grantee must own or control all components of System placed in the Public Ways, other than a support structure owned by a governmental entity or an entity which itself holds a franchise and which has been authorized to place the support structure within the Public Way. Excluding the support structure owned by such other entity, the System must be under the sole control and management of Grantee; and Grantee shall be liable for all acts or omissions, and all harms associated with that System, or its use of any support structure.

G. Franchising Authority may require Grantee to reasonably cooperate with others to minimize adverse impacts on the Public Ways through joint trenching and other arrangements.

3.1 Restoration of Property. If during the course of the Grantee's construction, operation, or maintenance of the System there occurs a disturbance of any Public Way or other property by the Grantee, it shall, at its expense, replace and restore such Public Way or property to a condition equal to or better than that condition of the Public Way or property existing immediately prior to such disturbance; or, if different, to such condition as may be required by applicable codes and regulation governing the Public Way or property.

3.2 Relocation of System.

A. Grantee may be required to remove and relocate the System, both underground and aerially deployed, subject to such notice as may ordinarily be provided to users of similar structures, if: (a) the structures to which they are attached or located within are removed, ordered to be removed or relocated or (b) to ensure that the structures to which they are attached or located within do

not interfere with the use of the Public Way by the Franchising Authority or the public, or present a risk to public health or safety. Grantee shall bear the costs and expenses for any relocation required to achieve a public purpose, including, but not limited to the exercise of the Franchising Authority's police powers to maintain the public health, safety, and general welfare.

B. To the extent that Grantee is requested to remove or relocate its System to share the use of the Public Way by a third party, nothing herein prevents Grantee from seeking compensation from that third party; or from raising a claim that the obligation to share is being applied in a manner inconsistent with Applicable Law.

C. The rights and privileges granted hereby shall not be in preference or hindrance to the right of the Franchising Authority, or any other governmental agency, improvement district or other authority having jurisdiction, to perform or carry on any public works, public improvements, or public projects. In the event that the System interferes in any way with the construction, maintenance, or repair of such public works, public improvements, or public projects, the Grantee shall (a) immediately commence work to remove or relocate the object of such interference if Emergency circumstances exist or (b) otherwise, within sixty (60) days of notice of such interference (or such longer period as may be reasonably agreed upon by the Franchising Authority), protect or relocate the System, as may be directed by the Franchising Authority or other governmental authority.

D. In any case where the underground portion of the System must be relocated, Grantee may, as an alternative to removing its System, abandon the System in place. If funds are available to users of the Public Way for relocation, nothing herein prevents Grantee from seeking funding for relocation.

3.3 Closing of Public Way. Nothing in this Agreement shall be construed as a waiver or release of the rights of the Franchising Authority in and to Public Way. In the event that all or part of the Public Way within the Service Area is, pursuant to statutory procedures, (1) closed to pedestrian and/or vehicular traffic and/or utilities; or (2) vacated or abandoned, or if ownership of the land in, under or over the affected Public Way is otherwise transferred to another Person, all rights and privileges granted pursuant to this Agreement with respect to such Public Way, or any part of such Public Way so abandoned, vacated, or transferred, shall cease upon the effective date of such closing, vacation, or transfer, and Grantee shall remove the System facilities from such Public Way, except as may be reserved as part of the vacation or abandonment of the Public Way. Nothing herein is meant to preclude Grantee from pursuing any rights it may have under state law against a private Person if the Public Way is vacated for the benefit of that Person. The Franchising Authority shall provide reasonable prior written notice to Grantee of any such closing, vacation, or transfer to allow Grantee to remove and relocate its facilities where the right to continue to occupy and use such Public Way is not reserved for Grantee, and shall work with Grantee to identify alternative routes if facilities must be relocated.

3.4 Undergrounding.

A. For all new installations, extensions, upgrades, and major maintenance of the System, the Franchising Authority may require the Grantee to underground the System as required by Applicable Law, provided such undergrounding is required of all telecommunications system franchisees or other franchisees operating in the Public Ways. As such, Grantee shall construct, operate, and maintain its lines underground, but may place other equipment in vaults or on pedestals above ground where permitted in accordance with the Franchising Authority's normal practices for the affected area.

B. No new aboveground facilities may be placed in a local improvement district where utilities are to be undergrounded, except as otherwise provided in connection with the establishment of that local improvement district. Nothing in this Franchise prevents the Franchising Authority or residents of the Town from requiring Grantee to participate in a plan for a local improvement district, and to relocate, underground or otherwise move or modify its facilities in accordance with the requirements for the local improvement district subject to Applicable Law at the expense of the Franchising Authority or residents of the Town.

3.5 Failure to Perform. If Grantee defaults in its obligations to perform any work hereunder, (including, but not limited to relocation of its System), the Franchising Authority may perform the work, or cause the work to be performed, and charge the actual and reasonable cost thereof to and collect the same from the Grantee. Franchising Authority may not perform the work unless it provides thirty (30) days prior written notice to the Grantee of such default, and Grantee fails to cure such default within the thirty (30) day period, or such other extended period of time, to the extent that a cure is capable of being completed within a reasonable period of time thereafter, and Grantee has commenced a cure of such default within the thirty (30) day period. Notice to Grantee required hereunder, except in the case of emergencies, where there is an imminent threat to Persons or property.

3.6 All Work Performed Safely. All work performed in connection with the System shall be performed in a safe, thorough, workmanlike and reliable manner using materials of good and commercially reasonable quality. The Grantee shall employ ordinary care at all times and employ commonly accepted methods and devices for the prevention of failures and accidents that are likely to cause damage, injury, or nuisance to the public. In addition, the Grantee shall, at its sole cost and expense, undertake all necessary and appropriate efforts to prevent accidents at its work sites, and to comply with all legal and regulatory safety requirements of all permits, licenses, and other forms of approval or authorization. Grantee will comply with Franchising Authority requirements for identification of the System facilities and for identification of employees, subcontractors, vehicles and equipment when performing work within the Public Way. Grantee is responsible for ensuring that all contractors and subcontractors comply with the requirements of this Franchise and Applicable Law when performing work on behalf of Grantee, and is jointly and severally responsible for their acts and omissions.

3.7 Emergency Notification. Grantee shall provide Franchising Authority with a twenty-four (24) hour emergency telephone number at which a representative of Grantee, not voice mail or a recording, can be contacted in the event of an Emergency. Grantee shall respond immediately to address a reported Emergency. Grantee shall be required at all times to have available maintenance crews with a response time of no more than twelve (12) hours.

3.8 Required Reports.

A. Upon request, the Grantee shall provide Franchising Authority, at no cost to the Franchising Authority, a map as previously prepared, used, and relied upon by Grantee in its normal course of business, clearly indicating the approximate location of all components of the System in the Public Ways. This shall be provided to the Franchising Authority in a format that is GIS compatible or an alternative as agreed to by both the Franchising Authority and the Grantee. Maps of Grantee's System shall be held as proprietary and confidential by the Franchising Authority, and are not intended to be released to any other person or entity unless required by law, and only then, in accordance with Wyo. Stat. § 16-4-203(d)(v).

B. Upon request, Grantee shall provide Franchising Authority, at no cost to the Franchising Authority, documentation of the location of any portion of its System as built in the Public Ways and physically demarcate the location of relevant portions of its System on the ground. The former shall be provided to the Franchising Authority in a format that is GIS compatible or an alternative as agreed to by both the Franchising Authority and the Grantee.

C. Upon request, and to the extent not expressly required under a permit, Grantee will keep the Town Engineer apprised of the status of any work in the Public Ways.

D. Upon request, Grantee shall provide any required certificate of public convenience and necessity, and shall provide other proofs that it has authority to construct, modify, repair, or operate the System.

E. All requests to Grantee pursuant to this section 3.8 may be directed to NetworkOperationsCenter@lumen.com, 1-888-678-7070.

3.9 Temporary Changes for Other Permittees. At the request of any Person holding a valid permit upon reasonable advance notice, Grantee shall temporarily raise, lower, or remove its System facilities, property, or equipment as necessary to allow the moving of a building, vehicle, equipment, or other item. The expense of such temporary changes must be paid by the permit holder, and Grantee may require payment of the estimated cost in advance.

SECTION 4
Franchise Fee, Transfer, and Certain Franchising Authority Rights

4.0 Franchise Fee.

A. As of the Effective Date of this Agreement, and in return for the rights granted hereunder, Grantee shall pay Franchising Authority a franchise fee equal to the greater of five percent (5%) of Gross Revenues generated by the System or $25,000 per annum ("Minimum Fee"), to be paid in quarterly installments, with each installment due 45 days after the end of the calendar quarter. The Minimum Fee per annum shall increase on an annual basis by three percent (3%). At the request of the Franchising Authority, payments will be made electronically if technically feasible and at no cost to the Grantee. The Franchising Authority may require the Grantee to submit a statement, certified as true by an authorized representative of the Grantee, setting forth its gross revenues. The request shall be made by the Franchising Authority no later than thirty (30) days after the given annual use payment is received, and the Grantee shall have ninety (90) days to respond.

B. The fee may be modified if a court or agency of competent jurisdiction determines that the fee is not in compliance with Applicable Law, competitively neutral or unlawfully discriminates in favor of Grantee, and Grantee may be required to pay a higher, non-discriminatory, and competitively neutral fee. Grantee reserves the right to challenge the franchise fee to the extent it is inconsistent with Applicable Laws.

C. Acceptance of Payment and Recomputation, No acceptance of any payment shall be construed as an accord by the Franchising Authority that the amount paid is, in fact, the correct amount, nor

shall any acceptance of payments be construed as a release of any claim the Franchising Authority may have for further or additional sums payable or for the performance of any other obligation of Grantee. Any transactions which have the effect of circumventing payment of the franchise fee, including evasion of payment of the franchise fee by non-reporting of gross revenues, bartering, or any other means which evade the actual collection of revenues for business pursued by the Grantee, are prohibited.

D. Audits. On an annual basis, upon thirty (30) days prior written notice, the Franchising Authority, including the Franchising Authority's auditor or his/her authorized representative, shall have the right to conduct an independent audit of the Grantee's records directly related to determination of the franchise fee owed. Should the Grantee's business records be located in another city or state, the Grantee shall, upon the request of the Franchising Authority, make such records or information available to the Franchising Authority at a convenient location in the Franchising Authority within a time agreed to by the Franchising Authority. Each Party shall pay its own costs and expenses incurred in connection with any such audit, except in the event there is a final and non-appealable determination of an underpayment of five percent (5%) or more of the amount that was due and payable to the Franchising Authority, in which case, in addition to making full payment of the relevant obligation, the Grantee will promptly pay to the Franchising Authority the actual costs and expenses incurred by the Franchising Authority associated with the audit, including attorneys' fees and the professional services of the auditor to perform the audit; provided, however, the Grantee's obligations to pay such costs and expenses shall be capped at $15,000.00 for any one audit. The Franchising Authority may not retain any person or entity to perform the audit whose compensation for performing the audit is dependent in any manner upon the outcome of any such audit, including the audit findings, the recovery of fees, or the recovery of any other payments. Any additional amount due to the Franchising Authority as a result of the audit, including any applicable interest, shall be paid by the Grantee within thirty (30) days after the Grantee receives a written notice from the Franchising Authority accompanied by a copy of the audit report and any other supporting document necessary to determine the alleged amount due is correct.

E. Late Payments. In the event any payment is not received on the date due, Grantee shall pay interest on the amount due, at the prime rate charged by the bank the Franchising Authority uses as its main depository, on the date the payment was due plus three percent (3%), calculated from the date the payment was originally due until the date the Franchising Authority receives the payment. If Grantee fails to pay any sums herein specified within fifteen (15) days following Grantee's receipt of written notice that such sums are due, such failure to pay following such written notice shall be treated as a default subject to the provisions of Section 7 below. Notwithstanding the foregoing, in the event the Grantee terminates the operation of its System within the Franchising Authority, it shall make a final payment of any amounts past due to the Franchising Authority within ninety (90) calendar days thereof, and shall provide a report for the calendar year through the date of termination of the operations, which report shall contain the information and certification required hereinabove.

F. Tax Liability. The franchise fees shall be in addition to any and all taxes or other levies or assessments which are now or will be required to be paid by businesses by any law of the Town, the State of Wyoming, or the United States including, without limitation, sales, use or other taxes, business license fees or other payments. Payment of the franchise fees under this Franchise will not exempt the Grantee from the payment of any other license fee, permit fee, tax, or charge on

the business, occupation, property, or income of the Grantee that may be lawfully imposed by the Franchising Authority.

4.1 Rates to Comply with Applicable Law. The rates to be charged by Grantee for Communications Services shall comply with any enforceable local, state, or federal regulatory authority having jurisdiction. If no governmental official or body has rate setting jurisdiction, Grantee may set rates to be charged at its sole discretion. To the extent the Franchising Authority may in the future become entitled to set fees and charges for the services provided pursuant to this Agreement, the Franchising Authority reserves the right to regulate the rates, fees, charges, deposits, and associated terms and conditions for any service provided pursuant to this Agreement to the fullest extent permitted by Applicable Law with appropriate procedural due process.

4.2 Transfer of Franchise.

A. The Franchise or System, or control of the Franchise or of the System may not be assigned or transferred directly or indirectly by any means (all collectively referred to herein as "Transfers") other than to a parent, subsidiary, or affiliated corporation or as part of any corporate financing, reorganization, or refinancing without the prior written consent of Franchising Authority, which consent shall not be unreasonably withheld, conditioned or delayed, provided: (1) Grantee is in compliance with this Franchise in all respects; and (2) that the Transfer does not create any additional burden upon the Public Ways or adversely affect the Franchising Authority's interests under this Franchise.

B. Grantee may mortgage, pledge, or hypothecate its interest in the System without prior written consent provided that any such arrangement is subordinate to the terms of this Franchise, and will not permit any Person to succeed to the rights of Grantee under the Franchise without the Franchising Authority's prior written consent, and will not result in any lien extending to municipal property or the Franchise itself

C. In all cases, an assignee or transferee must accept all obligations of the Grantee, and responsibility for all acts and omissions of Grantee, known and unknown, unless the Franchising Authority expressly agrees otherwise.

D. Except as otherwise provided herein, the Franchise is not divisible by sublease, license or otherwise. Notwithstanding the foregoing, nothing contained herein shall prohibit Grantee from providing Services to its customers.

4.3 Non-exclusive Franchise. The right to use and occupy said streets, alleys, Public Ways and places for the purposes herein set forth shall not be exclusive and the Franchising Authority reserves the right to grant a similar use of said streets, alleys, Public Ways and places to any Person at any period of this Franchise.

4.4 Franchising Authority Rights in Franchise.

A. The right is hereby reserved to the Franchising Authority to adopt, in addition to the provisions herein and existing applicable ordinances, such additional regulations, relative to this Franchise as it shall find necessary in the exercise of its general police powers.

B. The Franchising Authority shall have the right, during the life of this Franchise, at fair market price and negotiated terms and conditions for services, and in accordance with a negotiated service order, to request that the Grantee provide services provided by the Grantee to Franchising Authority offices, core facilities, and/or utilities, including but not limited to Town Hall, Public Works, Police Stations(s), and Fire/EMS stations(s) that are passed by its System within the Town.

C. The Franchising Authority shall have the rights, subject to the provisions of this Franchise to make such inspections of all construction and installation activities undertaken by the Grantee within the Public Ways of the Town as may be necessary to ensure compliance with this Franchise and all applicable Town ordinances.

SECTION 5
Compliance

5.0 Books and Records/Reports

A. In addition to the audit rights provided for in Section 4.0(D) above, the Grantee agrees that the Franchising Authority upon reasonable advance written notice to the Grantee may review such books and records directly related to the Franchising Authority and this Agreement which are kept in the normal course of business at the Grantee's business office, during normal business hours and on a non-disruptive basis, as is reasonably necessary to ensure compliance with the terms hereof.

B. Notwithstanding anything to the contrary set forth herein, subject to Applicable Law, neither the Franchise Authority or Grantee shall be required to publicly disclose information which is proprietary or confidential in nature, absent an appropriate order of a court or agency of competent jurisdiction. The Franchising Authority agrees to treat any information disclosed by the Grantee as confidential pending a contrary determination, and only to disclose it to employees, representatives, agents or consultants that have a need to know and that have agreed to maintain the confidentiality of the materials in accordance with law. The Grantee shall not be required to provide personally identifiable Subscriber information, or other information which Grantee is prohibited by law from disclosing to the Franchising Authority. Nothing herein shall be interpreted to require the Franchising Authority to violate the Wyoming Public Records Act or Sunshine Laws, or to defend against a claim that documents produced must be disclosed. Franchising Authority shall notify Grantee in writing if Franchising Authority receives a request to disclose confidential information, so that Grantee may take appropriate steps to protect its interest.

SECTION 6
Insurance and Indemnification

6.0 Surety Bonds.

A. Grantee shall, as a material condition of this Franchise, and prior to the commencement of any work in the Public Way, deliver to the Franchising Authority a bond in the amount of fifty thousand dollars ($50,000), payable to the Franchising Authority to ensure the appropriate and timely performance of work in the Public Way and compliance with the obligations of its Franchise. The required bond must be with good and sufficient sureties, issued by a surety company authorized to transact business in the State of Wyoming, and satisfactory to the Town Solicitor in form and substance, and must be maintained until all obligations to Franchising Authority under this

Franchise (including obligations to remove) are satisfied. The Grantee shall maintain such bond at all times throughout the term of the Agreement and for a period of one (1) year following the expiration or termination of the Agreement.

B. If a higher bond amount would be required by Applicable Law in connection with permits for work in Public Ways, Grantee shall provide an additional bond so that the total bonded amount equals the higher bond requirement.

C. If Grantee fails to timely pay any sum required to be paid pursuant to this Agreement, or fails to perform any obligation or cure an act or omission which the Franchising Authority believes can be remedied in whole or in part through the expenditure of funds, the Franchising Authority may draw upon the bond thirty (30) days after providing Grantee written notice of its intent to do so, unless within that period, Grantee pays the amount owed or performs or cures to the satisfaction of the Franchising Authority. The written notice must state the sum the Franchising Authority believes is owed or performance or cure that Franchising Authority believes may be remedied in part by drawing on the bond. The Franchising Authority may not seek to recover from the bond while any action, appeal or other process has been instituted by Grantee to challenge the amount owed.

D. The total amount of the bond required by this Agreement shall be forfeited in favor of the Franchising Authority if, the Grantee abandons its System in violation of this Franchise at any time during the Franchise Term or any extension thereto.

E. Grantee shall not permit the bond to expire or approach less than thirty (30) days prior to expiration without securing and delivering to the Franchising Authority substitute, renewal or replacement bond in conformance with the provisions of this Agreement.

F. If Franchising Authority notifies Grantee of any amounts due to Franchising Authority or pursuant to this Franchise or Applicable Law, and the Grantee does not make such payment within thirty (30) days, the Franchising Authority may withdraw the amount in question, with any applicable interest and penalties, from the bond by notice to the Grantee and the issuer specifying the amount and purpose of such withdrawal. However, if within this thirty (30) day time frame, Grantee gives written notice it disputes entitlement to payments from Grantee, the Parties shall promptly meet to attempt to resolve the dispute in good faith amongst themselves.

G. If at the time of a withdrawal from the bond by the Franchising Authority, the amount available with the issuer is insufficient to provide the total payment of the claim asserted in the Franchising Authority's notice of withdrawal, the balance of such claim shall not be discharged or waived, but the Franchising Authority may continue to assert the same as an obligation of the Grantee to the Franchising Authority.

6.1 Insurance Requirements.

A. Grantee shall procure and maintain insurance for the duration of this Franchise against any and all claims for injuries to Persons or damages to property which may in any way arise from, or in connection with any work performed in connection with the System or pursuant to this Franchise by Grantee, its agents, representatives, or employees ("Work"). Such insurance shall be in the following minimum amounts, which assume that no hazardous materials will be associated with any part of the System and that the System will be of a kind and type regularly installed in the Public

Way. The Franchising Authority may require additional insurance if, in the Franchising Authority's reasonable view, the System presents additional risks to it, the public or property.

B. Minimum Coverages and Limits:
   (1) General Liability: $1,500,000 per occurrence
   (2) Automobile Liability: $1,500,000 per occurrence
   (3) Workers' Compensation: Statutory Limits
   (4) Employer's Liability: $750,000/$750,000/$750,000

C. Evidence showing proof of such insurance shall be submitted to Franchising Authority prior to commencement of any work in the Town, which shall also be made available at www.lumen.com/moi. Further, it shall be an affirmative obligation upon Grantee to maintain the insurance policies in full force and effect during the term of the Franchise. Each policy shall require that notice be provided to Franchising Authority thirty (30) days prior to cancellation of the policy. A substitute certification must be provided to the Franchising Authority prior to the date any insurance lapses or otherwise is terminated. Failure to comply with the insurance requirements shall be considered a material breach of this Franchise.

D. The General Liability policy is to contain or be endorsed to name Franchising Authority, its officers, officials, agents, and employees as additional insureds as it relates to the liability arising out of the Work. Such coverage shall be primary and shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

E. Workers' Compensation. Grantee shall maintain Workers' Compensation Insurance for all of Grantee's employees who are in any way connected with the Work. Such insurance shall comply with all applicable state laws and provide a waiver of subrogation against the Franchising Authority, its officers, officials, agents, and employees. Grantee and/or its insurers are responsible for payment of any liability arising out of Workers' Compensation, unemployment, or employee benefits offered to its employees

F. Insurance is to be placed with insurers with a current A.M. Best's rating of not less than A-:VII and licensed to do business in the State of Wyoming, unless otherwise approved by Franchising Authority, and Grantee shall not self-insure in satisfaction of any of the insurance requirements set out herein without the express written consent of Franchising Authority.

6.2 Indemnification. Except to the extent caused by the gross negligence or willful misconduct of Franchising Authority or its employees, Grantee agrees to indemnify, save, and hold harmless, and defend the Franchising Authority, its elected officials, employees, contractors, boards, commissions and agents, from and against any liability for damages and from any liability or claims (including judgments, decrees, court costs, and defense costs), arising out of or related in any manner to Grantee's operations within the corporate limits of the Town, the exercise of the privileges granted herein by Franchising Authority, or the acts or omissions of the Grantee, its officers, employees, contractors, or agents, related in any way to the construction, modification, repair, or operation of the System. Provided, the Franchising Authority shall give the Grantee written notice of its obligation to indemnify the Franchising Authority within fifteen (15) days of service of a claim or action subject to this Section. If Grantee assumes the defense in a timely manner, and the Franchising Authority determines that it is necessary for it to employ separate counsel, the costs for such separate counsel shall be the responsibility of the Franchising Authority.

6.3 Grantee to Have No Recourse. Except to the extent provided for herein, Grantee specifically agrees it will not seek monetary damages from Franchising Authority for any loss, cost, expense, or damage arising out of any provision or requirement of this Franchise, or enforcement or this Franchise, nor from the Franchising Authority's exercise of its authority to grant additional Franchises, but shall only be entitled to seek declaratory or injunctive relief. The Franchising Authority shall not be liable, unless directly and proximately caused by the negligence or willful, intentional or malicious acts of the Franchising Authority, for any damage to or loss of any part of its System within the Public Way as a result of or in connection with any public works, public improvements, construction, excavation, grading, filling, or work of any kind in the Public Way by or on behalf of the Franchising Authority.

SECTION 7
Enforcement and Termination of Franchise

7.0 Notice of Violation. In the event that the Franchising Authority believes that the Grantee has not complied with the terms of the Franchise, it shall notify the Grantee in writing of the exact nature of the alleged noncompliance.

7.1 Grantee's Right to Cure or Respond. The Grantee shall have thirty (30) days from receipt of the notice described in Section 7.0: (a) to respond to the Franchising Authority, contesting the assertion of noncompliance, or (b) to cure such default, or (c) in the event that, by the nature of default, such default cannot be cured within the 30-day period, Grantee shows within that 30-day period that it has initiated reasonable steps to remedy such default as promptly as is possible, and by a date certain. If Grantee fails to promptly complete the cure to the satisfaction of the Franchising Authority, the Franchise may be terminated after public hearing without further notice or opportunity to cure.

7.2 Public Hearing. In the event that the Grantee fails to respond to the notice described in Section 7.0 pursuant to the procedures set forth in Section 7.1, or in the event that the alleged default is not remedied to the satisfaction of the Franchising Authority within thirty (30) days, the Franchising Authority shall schedule a public hearing to consider any objections Grantee has raised with respect to the claimed default, and investigate the default to consider whether to terminate the Franchise. The Franchising Authority shall notify the Grantee in writing of the time and place of such public hearing and provide the Grantee with an opportunity to be heard.

7.3 Enforcement. Subject to applicable federal and state law, in the event the Franchising Authority, after such meeting, determines that the Grantee is in default of any provision of the Franchise, the Franchising Authority may:

A. Commence an action in court seeking any relief which may be available; and

B. In the case of a default of a material provision of the Franchise, declare the Franchise to be revoked.

If the Franchise is revoked, nothing herein prevents Grantee from contesting the validity of the revocation in a court of competent jurisdiction. Except where continued operation would present a risk to the safety of Persons or property, Franchising Authority shall permit Grantee to continue to operate its System during the pendency of the dispute subject to the terms and conditions of this Franchise.

7.4 Impossibility of Performance. If either Franchising Authority or Grantee is prevented or delayed from fulfilling any term or provision of this Franchise by reason of fire, flood, earthquake, or like acts of

nature, wars, revolution, civil commotion, explosion, acts of terrorism, embargo, an action of government acting in its sovereign capacity that prevents performance hereunder, or similar events then performance shall be excused for the period it is prevented or delayed, and the affected party shall endeavor to remove or overcome such inability as soon as reasonably possible. Provided that, this provision does not excuse a failure to perform under Sections 3.0.A, 3.1-3.3 or 3.7, or prevent Franchising Authority from exercising its rights under those sections or Section 3.5.

7.5 Franchising Authority Termination Right. Franchising Authority shall have the right to terminate this Franchise (i) if the Franchising Authority is mandated by law, a court order or decision, or the federal or state government to take certain actions that will cause or require the removal of the System from the Public Ways; or (ii) if Grantee's licenses to operate the System and/or provide Communications Service are terminated, revoked, expired, or otherwise abandoned; or (iii) any material term is declared unenforceable; or (iv) there is a default by Grantee that is not cured within the time limits set forth within this Franchise.

7.6 Removal due to Termination or Abandonment. Following the termination of the Franchise for any reason, or in the event Grantee ceases to operate and abandons the System, Grantee shall, within one hundred twenty (120) days or such other reason able time period as the parties may otherwise agree, remove the System from the Public Ways and restore the Public Ways to specifications reasonably prescribed by Franchising Authority. If Grantee defaults in its obligations hereunder, the Franchising Authority may perform the necessary work and charge the reasonable cost thereof to and collect the same from Grantee. Provided that, removal is not required as to any part of the System which Grantee has separate authority from the State or from the Franchising Authority to remain in place. Provided further, Grantee may request the right to abandon its System in place, and Franchising Authority may permit that abandonment where it determines abandonment is in the public interest, and will not unduly burden the Public Way. Abandonment may be conditioned on providing all right and title to the portion abandoned to the System, free and clear of any encumbrances, so that the Franchising Authority may use, remove or otherwise dispose of the same as it determines appropriate.

SECTION 8
Miscellaneous Provisions

8.0 Actions of Parties. In any action by the Franchising Authority or the Grantee that is mandated or permitted under the terms hereof, such party shall act in a reasonable, expeditious, and timely manner. Furthermore, in any instance where approval or consent is required under the terms hereof, such approval or consent shall not be unreasonably withheld.

8.1 Compliance with Applicable Law. In addition to the requirements of this Agreement, the Grantee shall adhere to all Applicable Laws including obtaining and remaining in compliance with all permits, licenses, certifications, grants, registration, or any other authorization required by any appropriate governmental entity, including the Franchising Authority, the Federal Communications Commission, or the Wyoming Public Service Commission.

8.2 Change of Law Consultation. The Parties agree to consult in the event that any court, agency, commission, legislative body, or other authority of competent jurisdiction issues a finding or takes an action that limits the validity or enforceability of this Agreement, in whole or in part. Should the finding be final, non-appealable, and binding upon either the Franchising Authority or the Grantee, this Agreement shall be deemed modified or limited to the extent necessary to address the subject of the finding unless either

Party, within thirty (30) days of receipt of the ruling, provides written notice to the other Party of election to terminate, in which case this Agreement shall terminate within six (6) months of such notice or such earlier period as the Parties mutually may agree. Where the effect of a finding is a modification of this Agreement, the Parties shall enter into good faith negotiations to modify this Agreement in the manner which best effectuates its overall purposes and the intentions of the Parties. Failure to reach a mutually satisfactory modification within one hundred eighty (180) days of the commencement of such efforts shall entitle either Party to terminate this Agreement on the provision of thirty (30) days' written notice.

8.3 Theft of Service. In addition to those criminal and civil remedies provided by state and federal law, it shall be a misdemeanor for any Person to create or make use of any unauthorized connection, whether physically, electrically, acoustically, inductively, or otherwise, with any part of the System without the express consent of the Grantee. Further, without the express consent of the Grantee, it shall be a misdemeanor for any Person to tamper with, remove, or injure any property, equipment, or part of the System or any means of receiving services provided thereto. Subject to applicable federal and state law, the Franchising Authority shall incorporate into its criminal code, if not presently a part thereof, criminal misdemeanor law which will enforce the intent of this Section.

8.4 Notice. Unless expressly otherwise agreed between the parties, every notice or response required by this Franchise to be served upon the Franchising Authority or the Grantee shall be in writing, and shall be deemed to have been duly given to the required party upon actual receipt when hand delivered, when sent by nationally recognized overnight courier, or sent by certified or registered mail, postage prepaid, return receipt requested.

The notices or responses to the Franchising Authority shall be addressed as follows:

Town of Jackson
Town Administrator
P.O. Box 1689
150 E. Pearl Avenue
Jackson, WY 83001

The notices or responses to the Grantee shall be addressed as follows:

Qwest Corporation d/b/a CenturyLink
Network Infrastructure Support
931 14th Street
Denver, CO 80202
Attn: Network ROW
With a copy to:

Qwest Corporation d/b/a CenturyLink
Assistant General Counsel, Right of Way
931 14th Street, 9th Floor
Denver, CO 80202

The Franchising Authority and the Grantee may designate such other address or addresses from time to time by giving written notice to the other. *Notwithstanding any other provision hereof*, in the event of an

Emergency or in a case where there is an imminent hazard to persons or properties, notice may be provided by telephone to the emergency contact required by this Agreement.

8.5 Descriptive Headings. The captions to Sections contained herein are intended solely to facilitate the reading thereof. Such captions shall not affect the meaning or interpretation of the text herein.

8.6 Severability. If any Section, sentence, paragraph: term, or provision hereof is determined to be illegal, invalid, or unconstitutional, by any court of competent jurisdiction or by any state or federal regulatory authority having jurisdiction thereof, such determination shall have no effect on the validity of any other Section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise, or any renewal or renewals thereof.

8.7 Effective Date. The effective date of this Franchise is upon the effective date as adopted by the Jackson Town Council pursuant to the provisions of Applicable Law.

8.8 Controlling law. This Franchise is to be governed by the law of the State of Wyoming, its conflict of laws provisions excepted.

8.9 Venue. In the event that suit shall be brought by either party, the parties agree that venue shall be exclusively vested in the state courts of the County of Teton, or, where otherwise appropriate, exclusively in the United States District Court for Wyoming.

8.10 Sovereign Immunity. The Franchising Authority does not waive its sovereign immunity by entering into this Franchise Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Franchise.

8.11 No Advertisement. Grantee shall not place any advertisement or other notice on or about the System which identifies the Grantee in any way (except for emergency notification postings, or postings required by law).

8.12 Non-Waiver. Failure of Franchising Authority or Grantee to insist on strict performance of any of the conditions, covenants, terms or provisions of this Franchise or to exercise any of its rights hereunder shall not waive such rights, but either party shall have the rights to enforce such rights at any time and take such action as might be lawful or authorized hereunder, either in law or equity. The receipt of any sum paid by Grantee to Franchising Authority after a breach of this Agreement shall not be deemed a waiver of such breach unless expressly set forth in writing.

8.13 Merger. This document contains the entire agreements of the parties hereto with respect to the Franchise. No provision of this Franchise may be amended or added to except by an agreement in writing signed by the parties hereto or respective successors in interest.

IN WITNESS WHEREOF, the parties hereto have entered into this Franchise Agreement on _____, 2025

Town of Jackson, WY

By:_____
Arne O. Jorgensen, Mayor

ATTEST:_____
Riley Hovorka, Town Clerk

Qwest Corporation, d/b/a CenturyLink QC, Grantee

By: _____

Title:_____

SECTION II.
All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.
If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision, and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.
This ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE ____ DAY OF _____ 2025.
PASSED 2ND READING THE ____ DAY OF _____ 2025.
PASSED AND APPROVED THE ____ DAY OF _____ 2025.

TOWN OF JACKSON

BY:_____
Arne O. Jorgensen, Mayor

ATTEST:

BY: _____
Riley Hovorka, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page _____ in Book ___ of Ordinances of the Town of Jackson, Wyoming.

_____
Riley Hovorka, Town Clerk

APPENDIX A

LISTING OF SERVICE CATEGORIES INCLUDED IN "GROSS REVENUE" FOR CALCULATION OF FRANCHISE FEES

INTRASTATE TELECOM SERVICES

For purposes of this Agreement, the Parties agree that the categories to be included in Gross Revenue shall be the same funding categories used to determine Grantee's payment obligations to the Wyoming Universal Service Fund for services rendered within the jurisdictional boundary of the Franchising Authority. These categories include:

1) Local Exchange Service

2) Local Private Line

4) Intrastate Switched Toll (Long Distance)

5) Alternate Access and Directory

6) Intrastate VOIP Services

7) Other Intrastate Retail Revenue (Paging, Pay Telephone, etc)

8 Other Services and Charges (Service Line Charges, etc)

THE FOLLOWING IS A NON-EXCLUSIVE LISTING OF CATEGORIES OF REVENUE NOT REPRESENTING THE RETAIL SALE OF LOCAL ACCESS SERVICES AND THEREFORE EXCLUDED FROM THE DEFINITION OF "GROSS REVENUES" AND, THEREFORE, ARE NOT INCLUDED IN THE CALCULATION OF ANY FEE DUE TO THE CITY:

1) Proceeds from the sale of bonds, mortgages, or other evidences of indebtedness, securities or stocks

2) Bad debt write-offs

3) Revenue from directory advertising

4) Any amounts collected from customers that are to be remitted to a federal or state agency as part of a Universal Service Fund or other government program, including but not limited to support for the hearing impaired

5) Any amounts collected for taxes, fees, or surcharges and paid to the federal, state or local governments

6) Revenues from internet access

7) Revenues from digital or other electronic content, such as computer software, music and video downloads

8) Revenues from equipment sales, rentals, installation and maintenance

9) Revenues from any carrier purchased for resale, provided that such carrier pays fees to the Town for use of the public rights of way.

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Town Council Regular Mtg
Submitting Department:	Internal Services	**Presenter:**	Roxanne Robinson
Agenda Item:	Ordinance Z, An Ordinance Amending Section 2.32.080, Rules and Regulations of the Police Department	**Public Comment:**	Yes

Purpose & Policy Considerations.
The Town Council approves all ordinances and provides direction for updating ordinances. Wyo. Stat. § 15-5-102(b) allows the governing body to establish a police department personnel system and Section 2.32.080 of the Municipal Code addresses rules and regulations of the Police Department. The Policy Manual for General Employees, which applies to members of the Police Department, was adopted in March 2025. This section of the Municipal Code needs to be updated to clarify and simplify any remaining areas to be addressed in policies and procedures unique to the Police Department.

Requested Action.
Staff requests Council approve Ordinance Z, An Ordinance Amending Section 2.32.080, Rules and Regulations of the Police Department, on first reading as presented.

Recommendations.
Staff recommends Council approve Ordinance Z, An Ordinance Amending Section 2.32.080, Rules and Regulations of the Police Department, on first reading as presented.

Background.
Staff noted on March 17, 2025 that we would be bringing forward an ordinance to update Section 2.32.080 of the Municipal Code addressing Rules and Regulations of the Police Department. Wyo. Stat. § 15-5-102(b) allows the governing body to establish a police department personnel system and Section 2.32.080 of the Municipal Code addresses rules and regulations of the Police Department.

Staff proposes changing the title of this section from 'Rules and regulations,' to 'Policies and procedures.' Many of the policies and procedures for the Police Department will now be addressed in the following 3 documents, 1) the Policy Manual for General Employees; 2) the Operational Guidelines for all employees currently being developed; and 3) the Conflicts of Interest Ordinance soon to be presented. These three documents will also address some aspects governing the conduct of members of the Police Department including uniforms and equipment to be worn or carried, hours of service, assignment and stationing of members, vacations and other similar matters. As a result, staff is presenting amendments to Section 2.32.080 of the Jackson Municipal Code, changing the title of that section to 'Policies and procedures,' and amending and eliminating portions of this section that are now outdated and will be unnecessary due to adoption of these other documents.

Any remaining Police policies or procedures not addressed in these documents, will be brought forward to Council for consideration and will include areas unique to the Police Department.

Analysis.
Provisions in the current Police Department policy manual must comply with the newly updated Policy Manual for General Employees, and in areas where there is a conflict, the Policy Manual for General Employees takes precedence. This amendment to the municipal code clarifies that matters not addressed in the Town of Jackson Policy Manual for General Employees or in the Operational Guidelines would be addressed in the Police Department Policy Manual.

Key Policy Question #1. Does the Town Council support the ordinance amending Section 2.32.080 of the Municipal Code relating to the rules and regulations of the Police Department?

Next Steps:

- This ordinance will be presented for 2 additional readings and upon final adoption, advertised in the paper and become effective. The ordinance changes will be codified with the next update to the Municipal Code.
- The Operational Guidelines addressing staff level matters for all employees will be finalized and approved at a staff level, and ongoing education and training will occur.
- Staff will then work with the Police Department to update their departmental policy manual to ensure compliance with the overall policies, Operational Guidelines, and Conflicts of Interest ordinance. The Police Department policy manual is extensive and updating this departmental manual will include additional work with the Police Department. Once the Police Department policy manual is in updated format, it will be presented to Town Council for approval.

Possible Alternatives.

Council could delay adoption until a future date.

Comprehensive Plan & Priority Alignment.

The ability of the Town of Jackson to implement and take actions aligned with the Comprehensive Plan depends on the ability to recruit and retain an effective workforce. Establishing policies that create a positive working environment that leads to recruitment and retention of employees is aligned with Common Value #3, Quality of Life, and directly relates to Section 8, Quality Community Service Provision.

Fiscal Impact.

There is no fiscal impact as a result of amending this ordinance specifically. There is a fiscal impact for adoption of ordinances as they must be advertised. The cost to advertise an ordinance is dependent upon the length and runs between $300 - $800 for shorter ordinances.

Staff Impact.

The staff impact of this ordinance, separate from the Policy Manual update project, is approximately 17 hours and includes time spent by the Director of Internal Services with additional time spent by the Town Manager, the Town Attorney, the Chief of Police, and the Lieutenant. Staff impact after adoption is estimated at an additional 2 hours including advertising and codification.

Attachments or Links.

Ordinance Z, An Ordinance Amending Section 2.32.080, Rules and Regulations of the Police Department Redline Version and a Clean Version.

Suggested Motion.

I move to approve Ordinance Z, An Ordinance Amending Section 2.32.080, Rules and Regulations of the Police Department, on first reading as presented.

ORDINANCE Z

AN ORDINANCE AMENDING SECTION 2.32.080, RULES AND REGULATIONS, OF TITLE 2, ADMINISTRATION AND PERSONNEL, REGARDING POLICE DEPARTMENT RULES AND REGULATIONS OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON, WYOMING.

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

SECTION I.

Section 2.32.080, Rules and Regulations, of Title 2, Administration and Personnel, of the Municipal Code of the Town of Jackson, Wyoming, is hereby amended to read as follows:

2.32.080 – ~~Rules and regulations~~Policies and procedures.

~~A.~~ The Chief of Police may recommend ~~make or prescribe~~ such ~~rules or regulations~~policies and procedures regarding matters not addressed in the Town of Jackson Policy Manual or Town of Jackson Operational Guidelines and,~~as they shall deem advisable. Such rules,~~ when approved by the Town Council, they shall be binding upon the members of the Police Department. In the event of conflict, any ~~S~~such ~~rules~~ policies or procedures are subordinate to the Town of Jackson Policy Manual or Town of Jackson Operational Guidelines~~employee policy manual~~.

~~B. In addition to governing the conduct of members of the Police Department, such rules and regulations may cover uniforms and equipment to be worn or carried, hours of service, assignment and stationing of members of the Police Department, vacations, and all other similar matters necessary or desirable for the better efficiency of the Police Department.~~

(Ord. ____ § 1, 2025; Ord. 1337 § 1, 2022; Ord. 873 § 2, 2008; Ord. 152 § 8, 1973)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

DRAFT

This Ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2025.
PASSED 2ND READING THE _____DAY OF _____ , 2025.
PASSED AND APPROVED THE _____DAY OF _____, 2025.

TOWN OF JACKSON

BY: _____

Arne O. Jorgenson, Mayor

ATTEST:

BY: _____

Riley Hovorka, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)

) ss.

COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

DRAFT

_____

Riley Hovorka, Town Clerk

DRAFT

ORDINANCE Z

AN ORDINANCE AMENDING SECTION 2.32.080, RULES AND REGULATIONS, OF TITLE 2, ADMINISTRATION AND PERSONNEL, REGARDING POLICE DEPARTMENT RULES AND REGULATIONS OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON, WYOMING.

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

SECTION I.

Section 2.32.080, Rules and Regulations, of Title 2, Administration and Personnel, of the Municipal Code of the Town of Jackson, Wyoming, is hereby amended to read as follows:

2.32.080 – Policies and procedures.

The Chief of Police may recommend such policies and procedures regarding matters not addressed in the Town of Jackson Policy Manual or Town of Jackson Operational Guidelines and, when approved by the Town Council, they shall be binding upon the members of the Police Department. In the event of conflict, any such policies or procedures are subordinate to the Town of Jackson Policy Manual or Town of Jackson Operational Guidelines.

(Ord. ____ § 1, 2025; Ord. 1337 § 1, 2022; Ord. 873 § 2, 2008; Ord. 152 § 8, 1973)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

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PASSED 1ST READING THE _____DAY OF _____ , 2025.
PASSED 2ND READING THE _____DAY OF _____ , 2025.
PASSED AND APPROVED THE _____DAY OF _____, 2025.

TOWN OF JACKSON

BY: _____
Arne O. Jorgenson, Mayor

ATTEST:

BY: _____

Riley Hovorka, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Riley Hovorka, Town Clerk

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Regular Town Council Meeting
Submitting Department:	Internal Services	**Presenter:**	Riley Hovorka
Agenda Item:	Franchise Agreement: RAD Curbside	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for Council to review and consider the proposed franchise agreement with RAD Curbside.

Requested Action.
Staff requests Council review and consider the proposed franchise agreement with RAD Curbside.

Recommendations.
Staff recommends Council approve the proposed franchise agreement with RAD Curbside.

Background.
In June of 2025, RAD Curbside contacted staff to request a franchise agreement to provide recycling and trash collection services in Jackson. RAD Curbside currently provides recycling and trash collection services in in Teton Valley, Idaho and Alta, Wyoming.

Analysis.
The RAD Curbside franchise agreement weas drafted in accordance with the Town's current standard terms – including the new bear and Pay as You Throw ordinances. Highlights include:

- Term: Five years.
- Collection Materials:
    - *Compostable / Recyclable Materials* shall mean and include all materials accepted now, or as amended during the term of this Franchise, by the Teton County Integrated Solid Waste and Recycling Center and / or Teton Transfer Station for composting and / or recycling, including but not limited to, dimensional lumber, yard waste, grass clippings, manure, forestry products of any kind, organic materials, food waste, and Construction / demolition waste.
    - *Construction / Demolition Waste* includes but is not limited to stone, clean and treated wood, concrete, asphaltic concrete, cinder blocks, brick, plaster and metal or other material specifically approved by the Wyoming Solid and Hazardous Waste Division Administrator.
    - *Municipal Solid Waste* shall mean solid waste resulting from or incidental to residential, community, trade or business activities, including garbage, rubbish, dead animals, abandoned automobiles and all other solid waste other than Construction / demolition waste, industrial or hazardous waste, and Compostable / Recyclable Materials.
- Fees:
    - 5% of gross revenues per year for the collection of Municipal Solid Waste and Construction / Demolition Waste.
    - 2% of gross revenues per year for the collection of Compostable / Recyclable Materials. This rate reflects the value of recycling and compost collection to the Town of Jackson's waste reduction efforts.
- Salvage Rights. RAD Curbside becomes the absolute owner of all Municipal Solid Waste and Compostable / Recyclable Materials to be collected under this Franchise
- Conduct of Work. RAD Curbside must:
    - Replace the cover after emptying receptacles.

  - Exercise reasonable care in the handling of Municipal Solid Waste and Compostable / Recyclable Materials and the receptacles.
  - Not burn any Municipal Solid Waste and Compostable / Recyclable Materials.
  - Haul all Municipal Solid Waste and Compostable / Recyclable Materials, except that salvaged to the nearest Teton County approved location or facility by the shortest possible route, taking into account traffic conditions, weather conditions and pedestrian traffic in determination of the route to be used.
  - Not allow spillage occurs and haul in such a manner so as not to scatter materials en route, covering any vehicle used for the hauling of Municipal Solid Waste and Compostable / Recyclable Materials where necessary.
- Bear-Resistant Zone. RAD Curbside must comply with these regulations.
- Pay as You Throw. RAD Curbside must comply with this ordinance.
- Serve any area annexed into the Town in the future.

Possible Alternatives.
Council could adopt the franchise ordinance at first reading with changes as set forth by Council today.

Comprehensive Plan & Priority Alignment.
Comprehensive Plan Principle 2.5 – Reduce greenhouse gas emissions through waste management and water conservation

Net Zero by 2030 Resolution
Rights of Nature Resolution

Town Sustainability Plan
Goal: Reduce waste generation and increase diversion rates
Targets: Reduce landfilled waste 20% by 2030; divert 60% of our waste stream by 2030
Strategy: Implement Pay-As-You-Throw Pricing

Fiscal Impact.
Cost of the ordinance:
- The Town of Jackson contracts with the company MuniCode to host the Jackson Municipal Code and process changes enacted by Council. The supplement service to codify new ordinances costs $3,000 annually and does not fluctuate with the number of ordinances enacted by Council, thus the fiscal impact of this ordinance (and all) codification is minimal.
- The Town is, pursuant to statute, required to publish ordinances in a newspaper of general circulation in the community (which is the News & Guide weekly). The cost of publication varies, depending on ordinance length, and is a minimum of $200 for short ordinances.

Revenue:
- The Town will collect 5% of gross revenues per year for the collection of Municipal Solid Waste and 2% of gross revenues per year for the collection of Compostable / Recyclable Materials. The exact revenue figure is indeterminable at this time, as it depends, annually, on the number of customers of the franchisee.

Staff Impact.
Contacting and working with RAD Curbside l and drafting the ordinances took approximately 1.5 hours in the Legal Department staff time and 1 hour of the Town Clerk's time.

Attachments or Links.

- Ordinance A, an ordinance granting a franchise to RAD Curbside

Suggested Motion.
I move to approve Ordinance A, an ordinance granting a franchise to RAD Curbside, on first reading.

ORDINANCE A

AN ORDINANCE GRANTING RAD CURBSIDE, INC. A FRANCHISE FOR THE COLLECTION AND DISPOSITION OF MUNICIPAL SOLID WASTE AND COMPOSTABLE / RECYCLABLE MATERIALS PROVIDIING THE RIGHTS AND LIABILITIES THEREUNDER.

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

SECTION I.

WHEREAS, the Town Council, having determined that RAD Curbside, Inc. ("Grantee") is willing to provide the services, facilities, and equipment necessary to meet the needs and interests of the Town of Jackson, Wyoming ("Franchising Authority" or "Town"), and is willing to be bound by conditions of applicable law, and by binding agreement to serve the public interest, does hereby ordain as follows:

FINDINGS

In the review of the request for renewal by Grantee and negotiations related thereto, and as a result of a public hearing, the Town makes the following findings:

1. Grantee's technical ability, financial condition, legal qualifications, and character were considered and approved in a full public proceeding after due notice and a reasonable opportunity to be heard;

2. Grantee's plans for operating the franchise were considered and found adequate and feasible in a full public proceeding after due notice and a reasonable opportunity to be heard;

3. The franchise granted to Grantee by the Town complies with the existing applicable laws and regulations;

4. The Franchise granted to Grantee is nonexclusive.

Paragraph 1. Grant of Authority. There is hereby granted to Grantee the permission, right, privilege, and non-exclusive franchise subject to the terms and conditions as set forth in this franchise agreement ("Franchise") and the applicable laws of the State of Wyoming, to collect and dispose of Municipal Solid Waste and Compostable / Recyclable Materials as those terms are defined in this Franchise within the corporate limits of the Town of Jackson, as they now are or may hereafter be.

Paragraph 2. Term of Franchise. The Franchise and rights herein granted shall take effect from and after the final passage hereof and shall continue in force subject to the terms and conditions set forth herein for a period of five (5) years, provided that Grantee shall file its acceptance of the terms of this Franchise with the Town within thirty (30) days after final passage. At the end of the fourth year the parties shall review this Franchise and make a determination with respect to an appropriate extension.

Paragraph 3. Collection and Disposition. Grantee promises and agrees with the said Town that it will for the period of five (5) years immediately from and after the execution of this Franchise Agreement, collect Municipal Solid Waste and Compostable / Recyclable Materials in the said Town and transport or cause the same in accordance with the law and the ordinances of said Town to a municipal solid waste processing facility, recycling facility, and/or composting facility; to pay all costs and charges therefore; and to ensure its proper storage in a manner which will not become a nuisance or offensive to surrounding properties. Service shall be provided to all businesses and residences within the corporate limits of the Town of Jackson collection being sufficient to prevent accumulation and spread of Municipal Solid Waste, recyclable refuse,

and compostable materials, with no less than three (3) service collection frequency options offered to customers, and with hours of collection being subject to the approval of Grantor.

Paragraph 4. Definitions. For the purposes of this Franchise the following terms shall have the meaning given herein:

A. *Compostable / Recyclable Materials* shall mean and include all materials accepted now, or as amended during the term of this Franchise, by the Teton County Integrated Solid Waste and Recycling Center and / or Teton Transfer Station for composting and / or recycling, including but not limited to, dimensional lumber, yard waste, grass clippings, manure, forestry products of any kind, organic materials, food waste, and Construction / demolition waste.

B. *Construction / Demolition Waste* includes but is not limited to stone, clean and treated wood, concrete, asphaltic concrete, cinder blocks, brick, plaster and metal or other material specifically approved by the Wyoming Solid and Hazardous Waste Division Administrator.

C. *Municipal Solid Waste* shall mean solid waste resulting from or incidental to residential, community, trade or business activities, including garbage, rubbish, dead animals, abandoned automobiles and all other solid waste other than Construction / demolition waste, industrial or hazardous waste, and Compostable / Recyclable Materials.

A. *Answering service* shall mean a person or device to answer Grantee's office phone during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, for the purpose of taking messages for Grantee and relaying the messages to Grantee. Grantee shall check in with the answering service during business hours at intervals not to exceed four (4) hours.

Paragraph 5. Franchise Fee. For and in consideration of the grant of the franchise and right to conduct business on the streets and alleys of the Town of Jackson as herein provided, Grantee agrees to pay franchise fees as follows:

A. 5% (five percent) of gross revenues per year for the collection of Municipal Solid Waste and Construction / Demolition Waste.
B. 2% (two percent) of gross revenues per year for the collection of Compostable / Recyclable Materials. This rate reflects the value of recycling and compost collection to the Town of Jackson's waste reduction efforts.

Gross revenues shall include all sums received by Grantee from accounts situated within the corporate limits of the Town of Jackson, specifically including all charges, service fees, etc., deducting therefrom only any State of Wyoming sales tax which may be applicable to services rendered by Grantee. Grantee shall provide to the Town of Jackson, not later than April 30 of each year (based on a fiscal year ending December 31), financial statements prepared by an accountant and according to Generally Accepted Accounting Principles ("GAAP") upon which the franchise fee shall be determined. Concurrently with the delivery of the financial statements, Grantee shall pay to the Town of Jackson the difference between the estimated franchise fee paid as in this paragraph hereinafter set forth and the amount due based upon the financial statements. The franchise fee due and payable pursuant to this paragraph shall be payable quarterly in arrears within thirty (30) days of the close of the quarter. Each year, the estimated quarterly payments will be one fourth (1/4) of the franchise fee due and payable for the previous year. In the event the estimated payment shall exceed the franchise fee due and payable for any year, then the excess payment shall be credited against the next succeeding year's estimated quarterly payments. The franchise fee set forth herein may be modified by the Town Council of the Town of Jackson upon thirty (30) days' notice to Grantee in the event that the cost of

doing business shall increase substantially for other like franchisees. Franchisee is not required to obtain a separate business license under Title 5 of the Municipal Code of the Town of Jackson, Wyoming provided that this Franchise is in full force and effect.

Paragraph 6. Late Payments. In the event any payment is not received on the date due, Grantee shall pay ten percent (10%) interest on the amount due, calculated from the date the payment was originally due until the date the Franchising Authority receives the payment. If Grantee fails to pay any sums herein specified within fifteen (15) days of being due, such failure to pay shall be treated as a default.

Paragraph 7. Books and Records. Grantee agrees that the Franchising Authority, upon reasonable notice to Grantee, may review such of its books and records as are kept in the normal course of business at Grantee's business office, during normal business hours and on a non-disruptive basis, as is reasonably necessary to ensure compliance with the terms hereof. Provided that, if the business office is not in the Town, the record must be produced to the Franchising Authority at the Town Hall, unless the parties agree to production at some other location. Franchising Authority agrees to treat any information disclosed by the Grantee and marked as confidential as such pending a contrary determination, and only to disclose it to employees, representatives, agents or consultants that have a need to know and that have agreed to maintain the confidentiality of the materials in accordance with law.

Paragraph 8. Rights and Privileges. The Town, in consideration of the foregoing promises and agreements on the part of the Grantee, hereby promises and agrees that Grantee shall have, and it is hereby given, the non-exclusive right and privilege to maintain a collection service in the Town for Municipal Solid Waste and Compostable / Recyclable Materials for the term of this Franchise, and the right and privilege to collect, have and retain all charges and fees, minus the franchise fees, for such Municipal Solid Waste and Compostable / Recyclable Materials collection specified in Paragraph 18 below, and subject to any and all statutes or rules and regulations of the State of Wyoming.

Paragraph 9. Salvage Rights. It is further agreed that Grantee shall become the absolute owner of all Municipal Solid Waste and Compostable / Recyclable Materials to be collected under this Franchise, and Grantee shall have the right to salvage such portions of the said Municipal Solid Waste and Compostable / Recyclable Materials to be, and which is, collected as it may in its discretion deem advisable. All proceeds received from salvage operations shall be the property of Grantee without any obligation on the part of Grantee to account to the Town for such proceeds so recovered.

Paragraph 10. Conduct of Work. Grantee, its employees or agents, engaged in the collection of Municipal Solid Waste and Compostable / Recyclable Materials shall immediately upon emptying receptacles replace the cover thereon and set such receptacles in an upright position. Grantee, its employees or agents, shall exercise reasonable care in the handling of Municipal Solid Waste and Compostable / Recyclable Materials and the receptacles containing the same. Grantee may not burn any Municipal Solid Waste and Compostable / Recyclable Materials but must haul all Municipal Solid Waste and Compostable / Recyclable Materials, except that set forth in Paragraph 9 of this Franchise to the nearest Teton County approved location or facility by the shortest possible route, taking into account traffic conditions, weather conditions and pedestrian traffic in determination of the route to be used. Grantee, its employees or agents, shall insure in the hauling of Municipal Solid Waste and Compostable / Recyclable Materials that no spillage occurs and that the Municipal Solid Waste and Compostable / Recyclable Materials be hauled in such a manner so as not to scatter en route, covering any vehicle used for the hauling of Municipal Solid Waste and Compostable / Recyclable Materials where necessary and practical to do so and shall see to its proper storage.

Paragraph 11. Bear-Resistant Zone. Grantee acknowledges and recognizes that the Town of Jackson enacted a wildlife attractant ordinance regulating trash containers and trash storage, which requires some parties that contract for curbside trash pick-up to use only approved bear-resistant containers or store non-bear resistant containers within a bear-resistant building, fencing, or enclosure. Grantee shall offer to provide service to those customers electing or required to have a bear-resistant container, as that term is defined in the Jackson Municipal Code. Grantee shall only provide bear-resistant containers for Grantee's customers who reside in the bear conflict zone, as those terms are defined in Title 8 of the Jackson Municipal Code, as amended.

Paragraph 12. Pay-As-You-Throw. Grantee acknowledges and recognizes that the Town of Jackson enacted an ordinance to implement a "pay-as-you-throw" program ("PAYT Program") as set forth in Title 8 of the Jackson Municipal Code, as amended. Grantee shall provide hauling services to its customers in compliance with the PAYT Program, which requires, effective as of August 1, 2025, that Grantee shall offer its residential customers hauling service for at least two (2) Bear-resistant receptacle sizes, the sizes of which must differ by a minimum of 25 gallons, at variable rate pricing based upon the size of the receptacle, the rates of which must differ by a minimum of 30%, and at least three (3) service collection frequency options.

Paragraph 13. Indemnification. Except to the extent caused by the gross negligence or willful misconduct of Franchising Authority or its employees, Grantee agrees to indemnify, save, and hold harmless, and defend the Franchising Authority, its elected officials, employees, contractors, boards, commissions and agents, from and against any liability for damages and from any liability or claims (including judgments, decrees, court costs, and defense costs), arising out of or related in any manner to Grantee's operations within the corporate limits of the Town, the exercise of the privileges granted herein by Franchising Authority, or the acts or omissions of the Grantee, its officers, employees, contractors, or agents, related in any way to the franchise granted herein. Provided, the Franchising Authority shall give the Grantee written notice of its obligation to indemnify the Franchising Authority within fifteen (15) days of service of a claim or action subject to this paragraph. If Grantee assumes the defense in a timely manner, and the Franchising Authority determines that it is necessary for it to employ separate counsel, the costs for such separate counsel shall be the responsibility of the Franchising Authority.

Paragraph 14. Liability for Expense. It is further agreed and expressly understood by both parties that in no case will the said Town, nor any officer thereof, be liable for any portion of the expense of the work aforesaid, or for any delinquency in the payment of said Municipal Solid Waste and Compostable / Recyclable Materials collection fees or charges.

Paragraph 15. Termination; Right of Town to Carry on Work; Damages. It is further agreed that should Grantee fail or refuse to carry out the terms of this Franchise, the Town Council of the Town of Jackson may cancel the same thirty (30) days after receipt by Grantee of written notice of default delivered or mailed to the Grantee, unless within the said thirty (30) day period the Grantee cures the failure or refusal to comply.

Paragraph 16. Office Maintenance; Public Service. As further consideration for the execution of this Franchise, Grantee agrees that at all times during the term of this Franchise it will maintain an office and/or an Answering Service which shall be active during normal business hours and where a representative of Grantee may be contacted by persons desiring collection services for Municipal Solid Waste and Compostable / Recyclable Materials.

Paragraph 17. Assignment. It is further mutually agreed by the parties hereto that the Franchise herein granted may not be assigned without the prior written consent of the Town.

Paragraph 18. Rates and Fees. It is further agreed that Grantee shall be and is hereby authorized to collect such rates or fees for collection of Municipal Solid Waste and Compostable / Recyclable Materials as Grantee

shall reasonably establish from time to time. The Town, as Grantor, reserves the right to regulate the fees in the event the Town shall determine in its sole discretion that a monopoly situation exists by virtue of the elimination of competition for such services within the corporate limits of the Town of Jackson, or in the event the Town shall determine, after public hearing, duly advertised with thirty (30) days' advanced notice to all franchisees holding franchises for the collection and disposal of Municipal Solid Waste and Compostable / Recyclable Materials within the corporate limits of the Town of Jackson, that existing competition is ineffective in regulating rates charged by franchisees and that the best interest of the people of the Town of Jackson require that either due to lack of competition or ineffective price competition, rates charged by such franchisees have risen to unreasonable or monopolistic levels.

Paragraph 19. Enforcement. In the event the Franchising Authority determines that the Grantee is in default of any provision of the Franchise, the Franchising Authority may:

A. Commence an action in court seeking any relief which may be available; and
B. In the case of a default of a material provision of the Franchise, declare the Franchise to be revoked.

Paragraph 20. Review of Terms and Conditions. It is further agreed that the terms and conditions of this Franchise may be reviewed upon thirty (30) days written notice by either party to the other and any adjustment will not affect the validity of this Franchise.

Paragraph 21. Annexation of the Town of Jackson. Grantee and Town agree that in the event of an annexation to the Town of an area already being served by the Grantee, the additional area so annexed shall become subject to this Franchise.

Paragraph 22. Pick-Up Locations. Municipal Solid Waste, Compostable / Recyclable Materials pick-up shall be at the front property line, in the alley, or at the nearest possible point to the property being served, or as may otherwise be provided from time to time by ordinance of the Town.

Paragraph 23. Notice. Unless expressly otherwise agreed between the parties, every notice or response required by this Franchise to be served upon the Franchising Authority or the Grantee shall be in writing, and shall be deemed to have been duly given to the required party upon actual receipt when hand delivered, upon mailing when sent by nationally recognized overnight courier, or sent by certified or registered mail, postage prepaid, return receipt requested.

The notices or responses to the Franchising Authority shall be addressed as follows:

Town of Jackson
Town Clerk
P.O. Box 1689
150 E. Pearl Avenue
Jackson, WY 83001

The notices or responses to the Grantee shall be addressed as follows:

RAD Curbside, Inc.
David Hudacsko
P.O. Box 761
455 S. Main Street
Driggs, ID 83422

Paragraph 24 Miscellaneous Provisions.

A. Binding Effect. This Franchise shall be binding upon the heirs, administrators, successors, and assigns of Grantee.
B. Severability. If any Paragraph, sentence, term, or provision hereof is determined to be illegal, invalid, or unconstitutional, by any court of competent jurisdiction or by any state or federal regulatory authority having jurisdiction thereof, such determination shall have no effect on the validity of any other Paragraph, sentence, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise, or any renewal or renewals thereof.
C. Governmental Immunity. The Franchising Authority does not waive its governmental or sovereign immunity by entering into this Franchise, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Franchise.
D. Venue. In the event that suit shall be brought by either party, the parties agree that venue shall be exclusively vested in the state courts of the County of Teton, or, where otherwise appropriate, exclusively in the United States District Court for Wyoming.
E. Controlling Law. This Franchise is to be governed by the law of the State of Wyoming, its conflict of laws provisions excepted.
F. Non-Waiver. Failure of Franchising Authority or Grantee to insist on strict performance of any of the conditions, covenants, terms or provisions of this Franchise or to exercise any of its rights hereunder shall not waive such rights, but either party shall have the rights to enforce such rights at any time and take such action as might be lawful or authorized hereunder, either in law or equity. The receipt of any sum paid by Grantee to Franchising Authority after a breach of this Franchise shall not be deemed a waiver of such breach unless expressly set forth in writing.
G. Effective Date. The effective date of this Franchise is upon the effective date as adopted by the Jackson Town Council pursuant to the provisions of applicable law.
H. Descriptive Headings. The captions to Paragraphs contained herein are intended solely to facilitate the reading thereof. Such captions shall not affect the meaning or interpretation of the text herein.

ACCEPTANCE OF FRANCHISE AGREEMENT

The undersigned hereby accept the terms and conditions set forth in the foregoing Franchise.

RAD CURBSIDE, INC.

David Hudacsko, Owner/Operator

TOWN OF JACKSON

Arne Jorgensen, Mayor

ATTEST:

Riley Hovorka, Town Clerk

SECTION II.
All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.
If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.
This ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE __ DAY OF __, 2025.
PASSED 2ND READING THE __ DAY OF __, 2025.
PASSED 3RD READING AND APPROVED THE __ DAY OF __, 2025.

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance ___ was duly published in the Jackson Hole News & Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming on the __day of ____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page ___ of Book __ of Ordinances of the Town of Jackson, Wyoming.

Riley Hovorka, Town Clerk

STAFF REPORT

Meeting Date:	July 21, 2025	**Meeting Title:**	Town Council Regular
Submitting Department:	Internal Services	**Presenter:**	Lynsey Lenamond
Agenda Item:	Board of Examiners (BOE) Reappointments	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Mayor and Council to consider reappointments to the Board of Examiners.

Requested Action.
Staff requests that Council consider reappointing existing board members to the Board of Examiners.

Recommendations.
Staff recommends the reappointment of two existing members to the BOE.

Background.
The BOE is made up of 5-9 members, with each term lasting two years.

Jackson Municipal Code 15.36.010 - Board of examiners created; duties of same states:
A. Town of Jackson Board of Examiners shall be created, consisting of five to nine members, including a chairperson, to be appointed by the Town Council. The Board shall serve at the pleasure of the Town Council and members shall be volunteer, nonpaid positions. Upon the affirmative vote of a majority of the Town Council, members may be removed from the Board. Members of the Board of Examiners shall consist of professionals in the construction industry, including by way of example and not exclusion, tradespeople, architects, and engineers.
B. Initial appointments to the Board of Examiners shall be two appointments for one year and three appointments for two years, and thereafter appointments shall be for a term of two years at the expiration of the term of each member.
C. The Board of Examiners shall establish rules, regulations, and procedures for conducting business, which rules, regulations, and procedures shall be approved by the Town Council prior to being effective.

After more than a year of advertising, staff received one letter of interest and Ben Aufderheide was appointed to the BOE in June 2025.

With these reappointments, staff will continue to advertise for additional vacancies on the BOE with the hopes of filling all possible seats.

Other current members on the BOE are as follows:

Name	Term Ends
Kasey Mateosky	7/31/2026
Katie Wilson	7/31/2026
Tyson Slater	7/31/2026
Ben Aufderheide	7/31/2027

Analysis & Key Policy Questions.

Key Policy Question: Is the Town Council comfortable with the reappointments to the BOE?

Possible Alternatives.

1. Not appoint the applicants.
2. Make appointments at a later date.

Comprehensive Plan & Priority Alignment.

Having a Board of Examiners is in alignment with Principle 8.1, *Strategies to maintain current, coordinated service delivery*.

Fiscal Impact.

Advertising for vacant seats on the BOE has cost approximately $2,500 in the past year.

Staff Impact.

Staff spent approximately 1 hour working with the Building Inspector and the applicants and preparing this staff report.

Attachments or Links.

None.

Suggested Motion.

I move to reappoint Jade Beus and Mike Mielke to the Board of Examiners for two-year terms, which shall expire July 31, 2027.

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Town Manager

DT: July 21, 2025

RE: Town Manager's Report

Temporary Sign Permits

The Temporary Sign Permits for Council consideration at this meeting are:

- ✓ The Art Association of Jackson Hole requests to hang two temporary banners, one at 105 Buffalo Way (Albertson's) from September 28 – October 4, 2025 & one at 240 S Glenwood (Center for the Arts) on October 4, 2025 to advertise the Pumpkins on Fire (P25-122).

- ✓ The Art Association of Jackson Hole requests to hang two temporary banners, one at 105 Buffalo Way (Albertson's) from November 2 – November 8, 2025 & one at 240 S Glenwood (Center for the Arts) from November 6 - November 8, 2025 to advertise the Fall Teton Mudpots Sale (P25-123).

- ✓ Presbyterian Church of Jackson Hole requests to hang one temporary banner at 105 Buffalo Way (Albertson's) from August 6-10, 2025 to advertise their Annual Rummage Sale (P25-130).

Staff recommends approval of these requests and with the approval of the Town Manager's report, staff will issue the Temporary Sign Permits as requested.

Potential Education & Enforcement about 'No Dogs In Parks'

Title 7 of the Town's municipal code states that, "It is unlawful for the owner of any animal to allow the animal to enter or be upon any Town Park." This is the current regulation, but it is not widely known or accepted, and the Town has not done much to enforce this regulation in recent years. Recent Town Councils have affirmed this code as it is written. Unless directed otherwise by this Council, this summer the Town intends to first educate the community about the 'No Dogs in Parks' regulation for eight weeks and then begin enforcement with verbal warnings and eventual citations and tickets. If Council has no other related direction, this initiative will start with an Education Campaign from July 28 - September 14 and more proactive enforcement by Community Service Officers beginning the Week of August 11. Potential alternatives that staff could research for a scoping report, if directed, include the following:

- Daily time period when dogs are allowed in parks (7:00-9:00am, for instance)

- Leashed dogs permitted in parks
- Other